

Minutes – Avocet Board of Directors Meeting – September 11, 2007

- I. Call to Order.
Attendees: Jeanne Aulbach, Lara Foreman, Sean Bennett
- II. Approval July and August Minutes
- III. Committee Reports
 - a. Architecture – See new business
 - b. Finance –CRA corrections to be done.
 - c. Information –Next newsletter scheduled for September 15, may be out later
 - d. Kids Club – No report
 - e. Nominating – No report
 - f. Recreation – Working on court replacement bids - on hold. Upper court resurfacing – see new business.
 - g. Security – No report
 - h. Social / Clubhouse – Need new stove?
- IV. Old Business.
 - a. Need to put together financial disclosure to community – year end 2006, 2007 budget and projections through 2010. Jeanne completed analysis of spending through July, forwarded to Sean.
 - b. Establish basic cable & phone service in clubhouse – ?? to follow up.
 - c. Problems with “midnight tennis”, possible clubhouse intrusions after hours.
 - i. New signage still needed to ensure hours are clearly visible. Julie Minnucci and Andrew Goodspeed working on signage plan.
 - ii. Stronger material put around knob at gate of lower court – seems to be holding
 - iii. Timers set and locked.
 - iv. Still need to repair the electrical boxes along the perimeter of the courts and the coil for the power supply.
 - d. Past dues – Continue to decline. Letters will be sent again on the 17th. Still experiencing problems with coordination between Heritage and WNCW with accounts in collection. Contract signed with Roy Cobb.
 - e. Stone walls cleaned by Georgia Pressure & Steam - \$480 after 20% discount.
 - f. Pool deck estimates
 - i. Aqua Blue to refurbish pool deck next year - \$7,600
 - ii. Olympic Pool Plastering - \$14,625 – recommended doing this in October – also stated he thought our deck was OK.
 - g. On recheck, it looks like the homeowners we were concerned about were able to make the improvements on their own.
- V. New Business
 - a. Getting bids for fall annuals from both Colorburst and Precision.
 - b. Received bids to resurface the upper court.
 - c. Bids for painting clubhouse, fences and pavilions.
 - d. Have a bid from Dickerson Group (recommended by the county) on improving drainage in the upper detention pond for \$9,400. Drainage Solutions also contacted.
 - e. Received a bid from A&S Paving (recommended by the county) for \$11,206.25 to resurface the lower parking lot. Have asked for bids to resurface other paved areas. Good news, parking lot appears to be structurally sound.
 - f. 20% off offer on pressure washing services for Avocet homeowners by Georgia Pressure & Steam. Will publish offer through the forum and in the newsletter.
 - g. Status of mulch in parking lot by playground area?
 - h. Status of old green loungers?
 - i. Need a plan for replacing the plants along SOP.
 - j. Capital Budget for 2008
 - k. Presentation for annual meeting
 - l. Need to replace burned out lights at entry.
 - m. Annual meeting – September 25. Working with Barry to have a representative from Gwinnett County to address the crime issues. Tried to get our COPS officer, but most of the Crime Prevention Unit are in training out of town that week. Bert Nasuti contacted. The county will send a representative.
 - n. Next meeting – TBD.