

Minutes – Avocet Board of Directors Meeting – November 10, 2010 [7:00PM – 9:00PM]

1. Call To Order

Attendees: Alyson Coffman, Elizabeth Chua, Glenn Hofmann, Sri Sangodkar, Manoj Madhavan, John Thisdale

2. Area Reports

a. Financials/Legal

- i. Financials are in good shape. The balance sheet is looking good and there were no capital projects in October. Forecast through end of year also looking good.
- ii. As decided in the last meeting, our attorney Ashley sent a letter to the delinquent homeowner who has to make payments as part of a consent order. If we file default, we will try to collect all the money due to Avocet HOA.
- iii. Homeowner where Avocet won judgment has now gone into foreclosure but we have not received formal notice of foreclosure. Once the notice is received, we lose claim on the house but we still have a claim on the homeowner. We are unable to track down the homeowner and the monthly dues and legal fees continue to go up.

b. Violations Review

- i. Pomarine Lane homeowner has continued to let his yard go into decline. Liz contacted the county. County responded that they are not going to do anything as they could not determine any county violations. John is going to send a letter to the homeowner that if the problem is not fixed in 10 days, we are going to seek self-help.
- ii. Trees in easement area on Kittiwake – John will contact the county to trim the trees that are extending into the easement area at Kittiwake.
- iii. Door that needs painting on Dunlin Shore – Homeowner needs to paint his door and has ignored multiple notices from John. John will send another letter that the HOA expects the door to be painted by spring or else the HOA will resort to self-help.
- iv. House that needs painting on Dunlin Shore – John has sent multiple notices to this homeowner. Per Glenn – this homeowner has every intention of doing so but has some financial issues. Glenn will talk to this homeowner again.

c. Social/Other

- i. Halloween party was well received
- ii. Christmas party – Alyson to send emails out to Lisa/Rachel/others to see about organizing a Christmas party.
- iii. Pool has been closed by Tony

3. Capital Projects

- i. Tennis pavilions – Board approved the second pavilion repair.
- ii. Termite bond – After pavilion repair is completed, John will get quotes on a termite bond for the pavilions.
- iii. Clubhouse projects – Glenn met with Sheila about clubhouse improvements. She offered to tile the tables and make other low cost upgrades at cost. She will put together various options for clubhouse improvements before the end of December.

4. Old Business

- a. Entry property line review – Glenn emailed homeowner. Homeowner would like to wait until we are ready to move forward with the entry landscaping project next August. Board in agreement.
- b. Color Burst – Invoice received. Board voted to approve.
- c. Trash Pickup – John talked to the driver and to the company. Issue appears to have been resolved.
- d. Sprinkler system – Roberto was to shut it off next week. Per John – the landscaper (Precision Lawn) should be doing this at no charge. Winterizing the irrigation system should be part of their regular duties and we should not have to pay Roberto separately. John to contact Precision Lawn about this. Post meeting note: Board decided that Precision lawn would get the Fall pine straw business as long as they agreed to winterize the irrigation system free of charge.
- e. Capital Reserves Analysis – approved for spring/summer of 2011.
- f. UPCCA “City Lite” Review – Board agreed that the UPCCA website has detailed information on this. Glenn will ask Andy to simply provide a link to the UPCCA website on the Avocet HOA website.
- g. Newsletter – sent in October. Received good feedback.
- h. POA – Glenn proposed small meetings at people’s homes instead of one big meeting. This way, homeowners will have the time to frame their thoughts and reactions independently instead of being swayed by a few vocal opponents at a “Town Hall style” meeting. Kenneth to meet with the board at the next meeting to put forward his proposal on this matter.

5. New Business

- a. Time to approve fall pine straw – John to get quote.
- b. 2011 Legal representation – Per Glenn - Ashley is good for collections but weak when it comes to homeowner representation. Glenn thinks that we should bring back Weisman. Glenn to arrange for a Weisman representative to come to the next meeting.
- c. Bathroom heating system – Board in favor of a full repair as opposed to a partial repair or no repair. BOD approved quote from HVAC vendor to repair.
- d. Company/Rental ads in the newsletter and website – Board in agreement that company ads are okay as long as the company gives discounts to Avocet residents. Board is not in favor of rental ads on the HOA website. Glen to put together an email about the ad policy.
- e. Response to recent vandalism
 1. Potential surveillance system – Glenn said that the total vandalism related damage in the past 6 years was less than 50% of the cost of the surveillance camera system. He is not in favor of spending for the system. Board in agreement.
 2. Perimeter security fence behind courts 3&4 – Board decided to revisit this in the Jan meeting and get quotes
 3. Other measures – none discussed
- f. BOD goals – moved to another meeting in the interest of time.

6. Schedule next meeting

The board decided to meet again on December 6th.

Post meeting note: This was changed to Dec 1st because of schedule conflicts.

7. Adjourn