

## Avocet BOD Meeting – March 10<sup>th</sup>, 2011

### 1) Call To Order

- Attendees were Glenn, Liz, Wendy, Alyson & Manoj

### 2) Clubhouse Policy Review

- The board discussed the clubhouse policy with Wendy. Some ideas such as increasing the deposit, introducing an optional cleaning fee and instituting a checkout committee for post-rental inspections, were discussed.
- Glenn is going to take a first pass at putting together a clubhouse usage policy form, with a target of having this completed in April.

### 3) Past Due Review

- Past due accounts have grown significantly over the last two months.
- WNCW is ready to move forward with a search and garnish operation for a seriously delinquent Avocet Drive homeowner. This was already done by GVL without success. The board decided that if WNCW is not willing to take this as a “pay after collect” case, we should write off the amount owed rather than continue to throw good money after bad.
- Another seriously delinquent homeowner that had been on a court ordered payment plan gave a check for partial payment on the day of the meeting. The board decided not to proceed with a default judgment filing, but if the homeowner is even one day late for the rest of the promised payments, we will immediately file for default.
- A lien has been filed for the third seriously delinquent homeowner.

### 4) Financial Review

- Review February results (Alyson) - Nothing unusual in February results – we are tracking to budget

### 5) Violations Review

- Overgrown yard on Pomarine Lane - Self-help underway
- Basketball hoop issue – County asked homeowner to move hoop away from curb and the homeowner complied. Letter sent to homeowner explaining the board’s position. No further updates.
- Dunlin Shore house painting - Glenn talked to homeowner. He has committed that he will paint in June.
- House with overgrown yard on Avocet Drive - This is a repeat offender and the board plans to address the issue aggressively.

### 6) Social

- No updates

### 7) Old Business

- Clubhouse
  - i. Will come in at budget
  - ii. Will be available for rent starting 3/19, although there will still be items to complete for several weeks (cabinets, blinds, artwork, etc)
- February newsletter - completed
- Pavilion Termite Bond - completed
- Pressure wash fence – fence washed and painted, no defects found
- Get quote for fences behind tennis courts once weather improves (planning for April)
- Small community meetings to be held by JangRea Carter (no update on meetings, but JangRea is providing content for newsletters)

### 8) New Business

- New chair count for tennis pavilions – Manoj to provide estimate to board
- UPCCA membership – board voted to renew
- Paper restocking in clubhouse – board voted that janitors should do this going forward
- Removing 4 trees by the clubhouse – Glenn to let John know he can proceed
- Pavilion repair – Glenn to have John get vandalism issue repaired

### 9) Schedule Next Meeting

- Tentatively scheduled for Thursday, 4/14

### 10) Adjourn