

Avocet BOD Meeting Minutes – June 16th, 2011

1) **Call To Order** – attendees were Glenn, Liz, Sri, Manoj, Alyson, and Andy & Tricia Goodspeed

2) **Past Due Review**

- a. Review all seriously past due accounts
 - i. Seriously delinquent homeowner off Avocet Drive - Missed payment, did not return calls, recommend file for default. Board agrees (Homeowner made another partial payment a couple of days after the meeting, holding off on filing default for now)
 - ii. Foreclosed house on Avocet Drive -> Account has been moved to inactive, Weisman will continue to attempt collection, balance from October forward moved to bank and John has contacted for balance
 - iii. Three homes above overdue limit (currently set at \$600) -> Liens and demand letters completed, no update
 - iv. Short sale house on Dunlin Shore -> Agent returned call, home being short sold, looking to payoff balance, lien may not be needed. Legal is working with agent.
- b. Lowering threshold for liens to \$300
Board has agreed to lower the threshold to \$300 as it takes almost a year to reach the previous (\$600) threshold and by then collection is virtually impossible. Board is also in favor of using discretion when applying the \$300 threshold rule. Glenn will contact John to move forward with demand letters and liens for two additional homeowners over \$300.

3) **Financial Review**

- a. Q1 Financials/Summary posted to website – financial reviewed, look good.
- b. On Budget – budget was reviewed and looks good

4) **Violations Review**

- a. Pomarine Lane house – lawn being mowed now but clothes are being dried on lawn. John to send a letter to homeowner
- b. Recurring yard issue on Pomarine Lane -> Second round of self-help recommended by John. Board agrees. Also, notice may be sent to homeowner that future rounds of self-help may be implemented without further notice if the yard situation does not improve.
- c. Dunlin Shore home-> John sent follow-up letters to homeowner and realtor on lack of mowing while awaiting sale
- d. Avocet Drive home -> John sent letter about tree saplings, owner said he would have landscapers remove the saplings.

5) **Social**

Memorial Day party was well received. Over 150 people attended; came in under budget as well.

6) **Capital Projects**

- a. Clubhouse Renovation
 - i. Potential water leak investigated -> shutoff valve leaking, but only into pool, will replace valve
 - ii. Update on hallway tile status – two slabs moving independently causing tiles to shift; Shiela working with tile vendor; repairs will hopefully be completed in a week
- b. Remaining CapEx for year (\$2500)- decide between:
 - i. Scale back cap ex investment at front entrance for the year
 - ii. Approve additional cap ex spending for the year – board to review and get back

7) **Old Business**

- a. Clubhouse Policy Review
 - i. No Update – Glenn to work on it soon
- b. Fences behind lower tennis court
 - i. Both sections completed
- c. Purchase of new chairs/tables for tennis pavilions

- i. Recommendation from Sri/Manoj were discussed, Manoj to order and install new benches for both pavilions
- d. Overnight parking issue
 - i. Email discussing during month was noted – board provided conformation on which cars were tagged
 - ii. Board voted to formally transfer responsibility to security committee, including determining guidelines and board to review
 - iii. Article 10 – there was a discussion about this but nothing new came of it
- e. Capital Reserves Analysis
 - i. Draft completed, Glenn recommended several edits, review and finalize by end of week
- f. Items to purchase for Tennis Team
 - i. No update from resident who requested

8) New Business

- a. Outlets at clubhouse reported not working -> John had them repaired
- b. Irrigation/flowers on Turnstone island
 - i. Irrigation head broken, plus Roberto recommended adding another for better coverage – both completed
 - ii. Replanting flowers – Board approved, Glenn to talk to John about it
- c. Recent vandalism/theft – security committee to come up with proposal/ideas, perhaps a separate newsletter dedicated to security issues
- d. Cleaning service at clubhouse – everyone to keep an eye on supplies and cleanliness
- e. Recycle bins – Glenn to send a note to John to order more recycle bins
- f. Complaints about pool deck being dirty – board voted to have it power cleaned, Glenn to discuss with John

9) Schedule Next Meeting – tentatively scheduled for July 14

10) Adjourn