

Avocet BOD Meeting Agenda –February 20, 2015

1) Call To Order

2) Past Due Review

- POA has already filed suit against this homeowner and collected judgment. AMG ledgers need to be adjusted. Agreement reviewed and approved. Need update from Katie.
- Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$145.
- Homeowner in collection with ledger balance of \$7,567 with updated legal fees. We have a final order and judgment for \$3,790.42. L&J garnished bank account and received a payment of \$1,203 not reflected on our ledger yet. Still need to recon ledgers and approve final agreement. Need update from Katie. L&J emailed Katie on 12-3 requesting an update, Katie did not forward this on until 2-9.
- Only 2 major past dues, up to \$13,300, \$11,000 from 2 accounts. Need to send letter to homeowner 6 months past due. There is an obvious problem from the switch to the new bank. Past due letters need to include info about bank switch and need to reverse January and probably February late fees.
- Concern about L&J and AMG. Have requested to be copied on all correspondence. This is still not always happening.

3) Financial Review

- Current results
- Review of possible capital projects.

4) Violations Review

- Need to have letter drafted to be sent by legal after fourth letter and no results. Have a number of violations that have reached the 4th and final warning. Have legal send letters on structures, AMG send letter on yard issues. Katie has sent three landscape letters for review. No draft for structural issues.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- Problems with parking and frequent business visits on Avocet Drive
- Problems with 2 homes on Pomarine Circle
- Issue with car parked in yard
- Two cars tagged in amenities area
- Had police ticket improperly parked car at intersection of Avocet & Dunlin Shore, parked in wrong direction, less than 30 feet from stop sign and directly at intersection
- Need to get weed letters out ASAP
- Need to validate Katie's inspection

5) Social

- Summer Party

6) 2013/2014 Capital Projects

- 2015 - Look at landscaping along Lou Ivy as well as on the bank? Ed Castro recommends upgrading landscaping over next 3 – 5 years in small projects. Will set up landscape plan. Revitalize Landscape Committee?
- 2015 - Need to look at additional sod in areas not yet done.
- 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300.
- 2015 – Splash pad. May have very high cost for permitting. Bob Steele investigating options.
- 2015 - Ben will get quote for crack repair on courts in early spring.
- Future - Accruing funds in separate reserve account for possible mailbox project.

- Use of the area behind courts for walking trail – Neighborhood project? Not eligible for scouting project.

Old Business

- Still need to clean out pump room. Small community project?
- Secret Garden –Additional cleanup required – do with walking trails?
- Need to replace signs at pool. Add No Smoking sign. AquaMaster will handle.
- Access still pushing on payments for estimate of water heater under sink (says there was work done not shown on the invoice) \$222.
- Tree trimming around street lights, \$50 per tree plus \$100 for a really overgrown tree, roughly \$1,800 - \$2,000. Jeanne reviewed list and made some changes that need to be updated. Will send letters to affected residents Project will move forward after trees leaf out.
- Have clubhouse rekeyed so one key works on both clubhouse entry doors and chair closet. Key to main clubhouse door having issues. Harry
- Have new lock installed on pump room. Not working properly. Harry? Or Golden Contracting.
- Purchase clock for pool area.
- Need to have door to clubhouse repaired, the arm that auto shuts the door is broken.
- Owens & Mitchell – audit - \$3,000 do we have report and is invoice paid?
- Pool gate no longer closes automatically.
- Need to organize committee to work on POA Act.
- Problems with AMG.

7) New Business

- Need to check with Ed Castro on billing

8) Next meeting will be February 20 at 7:30 am.

9) Adjourn