

Avocet BOD Meeting Agenda –June 12, 2015

1) Call To Order

2) Past Due Review

- POA has already filed suit against this homeowner and collected judgment. CMA ledgers may still need to be adjusted. Agreement reviewed and approved. Received \$2,800 in 2 payments. Per L&J now have paid \$1171.39. Looks like 5 months prepaid now. Need to reconcile with L&J..
- Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$145. Paying monthly? Need to collect remainder.
- Homeowner in collection with ledger balance of \$7,910 in March now \$8,2266 with updated legal fees. We have a final order and judgment for \$3,790.42 and per L&J at last update, an outstanding balance of \$6,422. L&J garnished bank account and received a payment of \$1,203. Still need to recon ledgers. Final agreement approved. Agreement letter sent and owners' attorney responded on 3-12. No update since. Need to recon CMA and L&J ledgers.
- Now have 14 additional significant past dues greater than or equal to \$100, 34 under. From the bank change or the transition? Need to follow up with these!
- Need a report that shows past due only with address.

3) Financial Review

- Current results.

4) Violations Review

- L&J has letter drafted to be sent by legal after fourth warning letter and no results. Approved. Need to determine what current violations warrant this letter.
- Need to work on letters. Will not work for self-help. Letter need to start nice and move through warning stages.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- CMA inspection with BOD after last meeting. Need to modify first letter to add BOD contact and send out ASAP.

5) Social

- Summer/Memorial Day Party –Great turnout. Thanks to Melanie Morrison, Harry Frazer, Barry Sharp, Lien Mock and Hunter O'Donnell.
- Need to approve \$250 – Peachtree Growler, \$38.75 Barr Sharp.
- Still need receipts for Cue and Costco.

6) 2013/2014 Capital Projects

- 2015 - Look at landscaping along Lou? Ed Castro recommends upgrading landscaping over next 3 – 5 years in small projects. Will set up landscape plan. Revitalize Landscape Committee?
- 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300.
- 2015 - Need to look at additional sod in areas not yet done.
- 2015 – Splash pad. Will to work with CMA to get quotes
- 2015 - Ben will get quote for crack repair and other maintenance needed on courts in early spring? Need status update. Ben moving. Committee will be Manoj Madhavan & Julie Ellis,
 1. Crack repair for Court # 3 (lower courts)- **waiting for quote?**
 2. Pressure wash all 4 courts- I believe this service is around \$1,400. Done and paid.
 3. Wind Screen on Court # 4 is sagging, need it refastened.
 4. Scoreboard on Court # 4 is broken, we likely need a new one

5. A few of our trash cans that hang on the net post are broken and need to be replaced as well as the ball holders they hang from

- Future - Accruing funds in separate reserve account for possible mailbox project.
- Use of the area behind courts for walking trail – Neighborhood project – work with Ed Castro?

Old Business

- Still need to clean out pump room. Bob Steele cleaning out some junk. Small community project?
- Secret Garden –Additional cleanup required – do with walking trails?
- AquaMaster replaced required signs at pool. CMA added sign for maintenance. Need to add No Smoking sign.
- Access pushed on payments for estimate of water heater under sink (says there was work done not shown on the invoice) \$222. Was it paid?
- Tree trimming around street lights. Have new quote from Tree Arbors for \$1,400. Will coordinate date with Brian from Tree Arbors letting folks know about the project and that it is a surgical cut only. Will give Tree Arbor contact info if anyone wants additional trimming of the tree on their property at their cost.
- Purchase clock for pool area.
- Need to organize committee to work on POA Act. Floyd Dickens has agreed to lead effort.
- Need new pool umbrellas.
- New vacuum cleaner for clubhouse purchased to replace broken vacuum cleaner. Need receipt from Tom to reimburse.
- Work approved for Steve Golden. Need to approve 3,917.45 for work completed
 - Provide and install new window on front of club house and paint \$ 750.00 *
 - Clean ceiling fans on exterior of building \$ 30.00 *
 - Change locks on club house to include interior door , exterior door, and chair room door all locks are to match. \$ 775.00 *
 - Provide and install new sensors for exterior flood lights \$ 300.00 *
 - Repair columns on rear of club house and paint. Provide and install
 - new screen on gable vent to attic and paint vent \$ 475.00 *
 - Provide and install new lock to pump room \$ 175.00 *
 - Repair closers to tennis court gates \$ 325.00 *
 - Have fire extinguishers tested and certified \$ 112.45 *
- Work in process
 - Replace damaged boards on fence pressure wash and paint. \$ 2,300.00
 - Clean and paint sign board and pavilion . Provide and install new cork board. \$ 675.00
 - Replace 50 gallon water heater \$950.00
- Additional work quoted by Golden – on hold
 - Provide and install commercial grade electric heater in pump room \$ 2,900.00
- Armand – post old minutes?
- New pool contractor – Hired Aquatic Concepts. Will start 7-1. Notice given to AquaMaster.
- Problems – 2 homes on Pomarine Circle and one on Avocet Drive. Contacted police. Need to follow with Major Gale. Not a great response from Shane Kelly.

7) New Business

- AquaMaster – Sand replaced in filters, pool deck pressure washed, pool signs and acid wash kiddie pool. Work complete. \$2,100.
- Graduation sign - \$86.40 – UPS Store
- CMA – Replace globe for light in bath hallway, replaced missing lock on stall door in women’s rest room, replaced ballasts in two overhead light fixtures, replaced burned out bulbs and installed no smoking signs - \$533
- Tammy to cancel ArborNomics

- Estimates from Drainage Solutions. \$10,350 to replace drain along retaining wall with 4" drain. Replace wall and move drain behind - \$19,720. Tammy getting additional vendors to give us quotes.
- Playworx - \$1,522 to tune up and clean playground equipment and add mulch.
- Pool repairs to be done by Aquatic Concepts at a savings of \$100 over AquaMaster- Replace leaking pump volute: \$315.00 includes volute, new o-rings, re-plumb pressure side, tax and labor. New filter pump motor for baby pool: \$485.00 includes new motor, seal and gasket kit, tax and labor

8) Next meeting will be July 17 at 7:30 am.

9) Adjourn