

Avocet BOD Meeting Agenda –July 17, 2015

1) Call To Order

2) Past Due Review

- Need report that lists name and address sorted by amount owed descending.
- Still have a LOT of past dues. When do letters go out? Can we review current letter and make changes to stress changing address?
- POA has already filed suit against this homeowner and collected judgment. CMA ledgers may still need to be adjusted. Agreement reviewed and approved. Payment made for year, but short one month. What is current balance? 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 \$195. Paying monthly? Need to collect remainder.
- Homeowner in collection with ledger balance of \$7,910 in March now \$8,276 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 19 additional significant past dues greater than or equal to \$100, 23 under. From the bank change or the transition? Need to follow up with these!

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.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- Need review current inspection and get letters out ASAP.
- Code violation filed on home with overgrown grass. Mowed ASAP after notified of violation. Hopefully, will keep grass mowed going forward.
- Code violation filed on home with filthy pool and plywood back door. No activity on improvement. City will issue citation and take to court if no progress by the 20th. Also need to send legal letter on other maintenance issues.

5) Social

- Football party this fall?
- Christmas kids party?

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? Need to hold till next year because of costs of projects this year.
- 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300. Hold till next year.
- 2015 - Need to look at additional sod in areas not yet done. Will address with Chis Dicks from Ed Castro during walk through today.
- 2015/2016 – Splash pad. Contractor will attend meeting meeting today for preliminary consideration.
- 2015 – Still waiting on quote for crack repair and other maintenance needed on courts. Will probably need to wait until early fall or next spring. Need status update from committee.
 1. Crack repair for Court # 3 (lower courts)- **waiting for quote?**

2. Wind Screen on Court # 4 is sagging, need it refastened.
 3. Scoreboard on Court # 4 is broken, we likely need a new one
 4. 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. Small community project?
- Secret Garden –Additional cleanup required – do with walking trails?
- Tree trimming around street lights. Have new quote from Tree Arbors for \$1,400. Done. Overall done well. Some concern about 2 trees, one cut back after being removed from list, another cut abck hard. Brian will do what is needed to make these homeowners happy if they request. Will give Tree Arbor contact info if anyone wants additional trimming of the tree on their property at their cost. Need to approve payment.
- Going forward, need to allow at least a week for letters to be mailed out. Good news, they are actually proofed!!
- 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. Approved – paid?
 - 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
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- Work in process
 - 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 – review post old minutes?
- 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. Homeowners working together to call police when needed.
- Tammy to cancel ArborNomics. Done?
- 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. Waiting on one now. Will do after pool closes.
- Playworx - \$1,522 to tune up and clean playground equipment and add mulch. Approved – need to schedule in.
- 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. Completed and approved. Paid?
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7) New Business

- Legal fees \$647.22. Continued collection efforts on settlement.
- AquaMaster Final bill of \$750. Not paid? Need confirmation from Bob for work done.
- Ken, Aquatic Concepts, completed repairs not done by AquaMaster, \$889.32. Completed and approved. Paid? Ken with Aquatic Concepts has been very responsive and proactive!

- Golden Contraction additional work.
 - Gutters cleaned and gutter guards installed – Complete - \$1,800 – approved – paid?
 - Add new water fountain in hallway - \$3,800 – approved. Will be installed soon
<http://www.elkay.com/lzs8wslp>.
- Atlanta Tree Arbors quoted \$2,100 to remove river birches by pool, cut back branches overhanging pool and remove dead branches from trees on Lapwing Court. Will cost \$250 for stump grinding. Need to approve or get additional quotes ASAP. When work is scheduled, need to contact Balanced Repairs. Work will likely damage irrigation system wiring.
- Tom purchased and replaced thermostats (\$183.96) and vacuum cleaner (\$69.99 - refurbished). Approved. Paid?
- Reimbursement to Alicia Korich \$19.91 for clubhouse supplies. Approved. Paid?
- Details Details abruptly resigned over concerns of scope of work (not cleaning floors). Three quotes received. ImagePro hired. New fixed cost \$270/month. Most responsive bidder, lowest price. Has good relationship with Tammy and Ken.
- Ken with Aquatic Concepts has been very responsive and proactive!
- Cash transfer from Access, finally.
- Pool deck covered in mud from recent rain on Sunday night. Pool closed for two days. Need invoice for pressure washing. Ken cleaned up and reopened Wednesday morning. Need to have Ed Castro keep drains clear.
- Walk through with Chris Dicks from Ed Castro today to address landscaping issues. Need to have the addressed ASAP.
- Work completed on detention pond by Drainage Solutions, \$970. Pond draining well now. Need to approve?
- Congrats to Tom on the newest addition to his family. We want to welcome future BOD member, Anna Marie Cole!

8) Next meeting will be August 21 at 7:30 am.

9) Adjourn