

Avocet BOD Meeting Agenda—February 25, 2018

Place: Avocet Property Owners Club House

Time: 1:30 p.m.

Members present: Tom Cole, Victoria Gaston, Ardie Sudduth, Tammy Foley; Homeowners Jeanne Aulbach, Tennis members: Mark Davy, Julie Dominique, Rashid Garuba, Fiorella Garuba, Tina Giberson, Ashu Manoj, Kelly O'Rourke

Action of BOD in italics

- 1) **Call to Order by President, Tom Cole**
- 2) **Acceptance of minutes from last meeting;** *Accepted unanimously after typographical and grammar corrections. 1/17/2018*
- 3) **Committee Reports (if Applicable)**
 - *ACC. Two requests were granted by the ACC (windows and a landscaping/rock wall).*
 - *Landscape. Flowers at the entry are dying and need to be removed and replaced. Lights out at entrance. Tammy will talk to landscapers and electrician regarding lighting.*
- 4) **New business (Outstanding Invoices, pressing community issues)**
 - Outstanding invoices. *Reviewed briefly the invoices approved by BOD by email throughout the month. Payment approved of submitted invoices by members present.*
 - Homeowner Q & A (if necessary)
 - Clubhouse improvements
 - *BOD is obtaining three quotes for replacement of gutters on clubhouse. Decision regarding replacement tabled until next meeting.*
 - *The Clubhouse door needs to be replaced. Discussion about including a sensor to ensure closure. Decision tabled until next meeting regarding replacement. Julie will send reminders to tennis players to lock the door when play has been completed.*
 - *Toilets in men's and women's bathroom need repaired/replaced. The current ones are original to the building. At least three quotes are being requested.*
 - *Double doors on clubhouse party room need repair/replaced in the future.*
 - Tennis courts
 - *Need repair and pressure washed. Tennis members were in attendance to discuss the urgent need to pressure wash, repair, resurface, and trim trees overhanging courts. Discussion of potential need to insert drainage pipes around the lower courts. It was reported that the upper courts had drainage installed years ago.*
 - *Plan to resurface the courts early May 2018. At least 3 quotes will be compared before a contractor will be selected.*
 - *Tammy will continue getting quotes from tennis court contractors and from tree trimmers. A member of the tennis team will meet with the tree trimmers. Tammy will try to book resurfacing before May.*
- 5) **Financial Review**
 - *Aging Report—Reviewed by BOD members present*
 - *Balance Report-- Reviewed by BOD members present*
 - *Income Report-- Reviewed by BOD members present*

- *Financial Concerns: the need for extensive repairs to the aging infrastructure is reducing the financial reserves.*
- *BOD discussing need for a Special Assessment. The amount to be discussed at the next meeting. Jeanne has agreed to assist the board as they move forward. She was on the BOD when the last assessment was made.*
- *Tom moved that Avocet BOD pursue the establishment of a Special Assessment. Approved by all members present.*
- *BOD reviewing need for increasing the annual dues of \$50.00/month (\$600/yr.) to meet the continued need for maintenance, repair, and replacement of the grounds and infrastructure of an aging community.*

6) Past Due Review

- *Updates from Gaddis & Lannier; no update this month*
- *Others (if any)*

7) Violation Review

- *Review current issues to determine which letters should be sent, including letters from legal. Reviewed by BOD .*

8) Social

- *Memorial Day Party . BOD agreed that this party is well received by the homeowners and will be held in 2018. Tammy will assist the BOD to reach out to AT&T to help sponsor the party.*

9) 2018 & Future Capital Projects

- *Cameras for Pool/Tennis area—on hold at this time; electric service must be updated before cameras can be installed.*
- *Key Fobs for Pool—on hold at this time.*
- *Swimming pool—will need to be resurfaced as cracks are appearing.*
- *Parking Lot—will need to be resealed due to aging, wear and tear.*
- *Clubhouse utility rooms; close opening in ceiling with a retractable stairs; move clubhouse party room door to end of hallway to enhance convenience of use; pool equipment room needs new flooring; move telephone to more convenient place.*
- *Clubhouse: rear of property bordering the detention pond is experiencing severe erosion. At some future date this will need to be addressed.*
- *Tennis court gazebo's need maintenance: wood replaced in some areas, painting, roof repair or replaced, gutters.*

10) Old Business

- *Review invoices from last meeting to verify payment. Invoices submitted reviewed and payment requested.*

11) Next Meeting—March 21, 2018

12) Adjourn at 4:30 p.m.

Respectfully Submitted
Ardie Sudduth, Secretary.