

Avocet BOD Meeting Agenda and Minutes—March 21, 2018

Place: Avocet Property Owners Club House

Time: 7:00 p.m.

1. Meeting Called to order by Tom Cole, President

- *Members present: Tom Cole, President; Victoria Gaston, Treasurer ; Mike Frintner, Vice-president; Ardie Sudduth, Secretary; Tammy Foley, CMA Communities, representative.*

2. Acceptance of Minutes of February 25, 2018. Accepted unanimously by members present.

Minutes will be posted on Avocet Homeowners POA web site.

3. Committee Reports (if applicable)

- **ACC—no report**
- **Landscape—no report**

4. Financial Review

- **Aging Report**—*Reviewed by BOD present*
- **Balance Report**—*Reviewed by BOD present; concerns voiced by treasurer and BOD regarding the increasing sums of money required for the repair and maintenance of the grounds and infrastructure that is aging, some of which is 25 years old. These needs are reducing the financial reserves.*
- **Income Report.** *Reviewed by BOD present.*

5. Past Due Review

- *Updates from Gaddis & Lannier; no update this month*
- *Others (if any). One homeowner is behind on annual dues since 2015; Request the attorney review this account.*

6. Violations Review

- *BOD present reviewed.*

7. Social

- *Memorial Day Party—discussed; AT&T has volunteered to donate \$400.00 towards the costs of the party. Discussed hiring a DJ; Looking for additional sponsors for the party—Rachael Frintner (a homeowner and member of Keller & Williams Real-Estate) has offered contribute to the costs of the party.*

8. New Business (Outstanding invoices, pressing community issues)

- *Current outstanding invoices were reviewed and Tammy directed to send payment.*
- **Homeowner Q & A.** *(no additional homeowners in attendance)*
- **Special Assessment.** *Discussed at length. If a special assessment is finalized a special meeting will be called to discuss the urgent need for an additional assessment to fund urgent repairs and maintenance of the common areas and infrastructure.*
- *At this time it appears that there is an estimated \$116,000 in essential/must do repairs.*

9. 2018 & Future Capital Projects

- **Camera for Pool/Tennis area**
- **Key Fobs for Pool**

- **Resurface Tennis Courts** (*pressure washing, repair and resurface will be done Spring 2018 due to severe deterioration of the court surface making them unsafe and not meeting the requirements for play. Trees surrounding the courts will be removed or trimmed as needed (and within the budget).*)

10. Old Business

- *Review invoices from last meeting to verify payment*

11. Next meeting—April 18, 2018 at 7:00 p.m. in the Club House

12. Meeting adjourned.

Respectfully submitted

Ardie Sudduth, Secretary