

Avocet BOD Meeting Agenda and Minutes—April 21, 2018

Place: Avocet Property Owners Club House

Time: 7:00 p.m.

Action of BOD in italics

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, Godfrey Gaston, home owner.

2. Acceptance of Minutes of March 21, 2018. *Minutes accepted unanimously after corrections.*

Minutes will be posted on the Avocet POA website.

3. Committee Reports (if Applicable).

- **ACC.** *One homeowner's request for new windows and door approved. The committee has multiple requests pending review and/or request for additional information.*
- **Landscape:** *Flower beds are being planted according to landscaping contract. Plants around the entry walls are being cleared and replaced by new.*
- *BOD will request one member of each Avocet POA committee to be present at the monthly BOD meeting.*

4. Financial Review

- **Aging Report:** *Reviewed by BOD.*
- **Balance Report:** *Reviewed by BOD.*
- **Income Report:** *Reviewed by BOD*

5. Past Due Review

Updates from Gaddis & Lanier; BOD requests legal procedures be started when dues owed to the Avocet Property Owners Association exceeds \$1000.00. Request Legal advice and/or begin legal procedures against homeowner who has not paid dues since 2015.

6. Violations Review

- *BOD reviewed current violations by homeowners/or their tenants. Letters to be sent were reviewed.*

7. Social

- *Memorial Day Party—JR's Log House will cater; AT&T will provide \$400 toward the party; Rachael Frintner is a sponsor. Party will be held Monday, May 28, 11-2pm.*
- *COPS organization will volunteer assistance as needed.*

8. New Business

- **Outstanding invoices.** *Reviewed by BOD and payment requested.*
- **Homeowner Q & A.** *None*
- **Special Assessment discussion:** *After a lengthy review of projected income and expenses, it was determined by the BOD that a special assessment would not be sought at this time.*
- **Dues increase discussion:** *Dues have not been raised since 2007. With inflation and the aging of the infrastructure, it is apparent that the current dues structure is inadequate to meet the*

increasing financial obligations of the Avocet Property Owners Association. A dues increase is imperative and will be announced well before the next annual assessment period (Jan-Dec 2019).

- Review 2018 Capital Projects:
 - *Fans need to be replaced in the tennis court pavilion. Discussed need for timers on the fans so they are not left running for indefinite periods of time, especially after everyone has left the pavilion.*
 - *Lights in the pavilion*
 - *Tennis courts resurfacing and new nets: Repairs and resurfacing discussed; costs reviewed. Trees have been trimmed around the courts. Resurfacing/repair to be completed in May 2018 due to the poor condition that does not meet ALTA standards for competitive play on Avocet courts.*
 - *Erosion in detention pond needs to be repaired. On 3/24/18 American Erosion Control estimated costs of \$3400.*
 - *Repair/replace the fence around the detention pond; at minimum it needs to be power washed and the rotten rails (8) be replaced. Estimate of \$3100-3200.*
 - *DVR installed in Club House; place WiFi router up front.*

9. 2019 and Future Capital Projects

- Cameras for Pool/Tennis area
- Key Fobs for Pool
- Resurface Tennis Courts . Resurfacing *could not wait until 2019 due to the extensive damage/unsafe playing area. Completed May 2018.*
- Club House—needs gutters and soffits replaced (2019). Furnishings in the Club House are beginning to look worn and tired; Need to consider refurbishing and/or replacement.

10. Next Meeting: May 16, 2018. Place: \$3.00 Café on Peachtree Industrial Blvd at 7 p.m.

Respectfully submitted

Ardie Sudduth, Secretary