

Avocet BOD Meeting Agenda and Minutes —June 27, 2018

Place: Avocet Property Owners Club House

Time: 7:00 p.m.

Discussions and actions taken by BOD in italics

1) Call to Order. Meeting called to order by Tome Cole, President

Members present: Tom Cole, Victoria Gaston, Mike Frintner, Ardie Sudduth, Tammy Foley, and Godfrey Gaston, home owner.

2) Acceptance of Minutes of May 16, 2018. *Minutes approved unanimously. Minutes will be posted on the Avocet Homeowners website .*

3) Committee Reports (if Applicable)

- *ACC; many requests submitted for review by homeowners.*
- *Landscape. Tree has fallen in the detention pond. One bid of \$695 submitted. BOD will seek another bid. BOD will approve any bid \$695 or less. Tammy will review additional bids and if questions consult with the BOD.*
- *Playground—needs additional mulch. Discussion regarding using some of the tree trimmings that have been shredded as a portion of the mulch to save money and to be environmentally prudent. Playground inspection done annually; cost of \$350.00. This required for insurance/safety requirements.*

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; Law firm has filed a lawsuit against a homeowner for a large sum of past dues. A fee of \$820 approved to pay to file an investigation and superior court complaint for damage.*
- *Others (if any). Fees for use of Club House received. Discussed need to develop a method of electronic payment for use of the clubhouse. Due to costs and complexity of meeting needs of homeowners and clubhouse supervision/maintenance, electronic payment was tabled at this time.*

6) Violations Review

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

7) Social

- *Christmas Party. Discussed having a Christmas Party. The Party in 2017 was poorly attended. Decision tabled until later in the fall.*

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

- *Outstanding invoices. Reviewed by BOD. Payment to Southeastern Tennis Courts, Inc. for \$29,901.15. Due to structural changes in the courts, the courts will need to be rebuilt in the next 4-5 years.*

- Homeowner Q & A (if necessary)
- **Dues increase discussion:** *Discussed at length the financial status of the HOA: income and expenses. Treasurer, Victoria Gaston, reviewed the past several years income and expenditures as well as the projected projects that must be completed in the next couple years. The aging of the subdivision is resulting in an increasing need for repairs and replacement to the infrastructure and amenities. Maintenance costs continue to increase as well. Labor costs, building materials, and supplies continue to increase while dues have remained the same since 2007.*
- **Review 2018 Capital Projects.** *BOD reviewed projects completed and to be completed in 2018 and plans for 2019.*

9) 2018 & Future Capital Projects

- Cameras for Pool/Tennis area—*Tabled at this time*
- Key fobs for Pool—*Tabled at this time*

10) Old Business

- Review invoices from last meeting to verify payment. *BOD Reviewed with Tammy*
- *Fans have been replaced and timers installed in tennis court pavilions.*

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

12) Adjourn *Meeting adjourned at 8:30 p.m.*

Respectfully submitted

Ardie Sudduth, secretary