

Avocet BOD Meeting Agenda and Minutes —July 18, 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, Harry Frazer, Ardie Sudduth, Tammy Foley

2) Acceptance of Minutes of June 27, 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 that has not yet been removed. Tammy and Mike will follow up on this.*

4) Financial Review

- *Aging Report. Reviewed by BOD*
- *Balance Report—Reviewed by BOD; continued concerns regarding income vs required/needed spending for essentials, repairs, and improvements vs saving as required.*
- *Income Report—Reviewed by BOD*

5) Past Due Review

- *Updates from Gaddis & Lanier; Approved paying current invoice for work completed.*
- *Others (if any). Fees for use of Club House received. Invoices for services to clubhouse approved. Approved payment of the bill for painting and repairing the fence surrounding the detention pond.*

6) Violations Review

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

7) Social . *Christmas party briefly discussed. Last year attendance was extremely low, so BOD unsure if will pursue this as a community activity. Annual meeting to be discussed at next BOD meeting.*

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

- *Outstanding invoices. Reviewed by BOD.*
- *Homeowner Q & A (if necessary) None presented this evening.*
- **Dues increase discussion:** *Continued discussion of the financial status of the Avocet POA: income, expenses, saving.*
- **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*
- *Code lock for clubhouse/electronic payments discussed. No decision made at this meeting.*

10) Old Business

- Review invoices from last meeting to verify payment. *BOD Reviewed with Tammy*

11) Next meeting—August 15, 2018 at 7:00 p.m. in the Avocet Club House

12) Adjourn *Meeting adjourned at 8:00 p.m.*

Respectfully submitted

Ardie Sudduth, secretary