

## Minutes – Avocet Board of Directors Meeting – November 14, 2007

- I. Call to Order.  
Attendees: BOD -Sean Bennett, Kenneth Greeker, Jeanne Aulbach, Neil Gonsalves  
UGCA – Butch Poss, Guy Howard, John Shauger, Johnny Barrett, Ray Shipley
- II. Approval September Minutes
- III. Committee Reports
  - a. Architecture – Working with homeowner to correct fence issues.
  - b. Finance –CRA corrections Jeanne, Sean & Neil to correct.
  - c. Information –Next newsletter scheduled for 1-15
  - d. Kids Club – Halloween Party a success, Holiday Party scheduled for 12/8, proposed Movie Night (see New Business)
  - e. Nominating – No report
  - f. Recreation – Working on court replacement bids - on hold. Upper court resurfacing – see new business.
  - g. Security – No report
  - h. Social / Clubhouse – Need new stove?
- IV. Old Business.
  - a. Need to put together financial disclosure to community – year end 2006, 2007 budget and projections through 2010. Jeanne completed analysis of spending through July, forwarded to Sean.
  - b. Still need to repair the electrical boxes along the perimeter of the courts and the coil for the power supply.
  - c. Pool deck estimates - Aqua Blue to refurbish pool deck next year - \$7,600. Will meet with the board in the spring to discuss the process.
  - d. Lara to collect painting bids for the clubhouse, fences and pavilions.
  - e. Decided to wait until spring to work on the parking lot resurfacing.
  - f. Decided to wait until spring for detention pond maintenance.
  - g. Need to remove mulch from parking lot.
  - h. Need to remove old green lounge chairs.
  - i. Jeanne to follow-up with Playworx on new slide to replace slide damaged in manufacture.
  - j. Need to prepare 2008 budget. Scheduled for November 18.
- V. New Business
  - a. Presentation from United Gwinnett Community Alliance, an umbrella organization started in February to assist HOA BODs. Admission fee is \$1 per household or \$218 total, will cover remainder of 2007 and all of 2008. Jeanne attended a training session and the \$25 fee will be used to reduce the membership cost. Decision to join tabled until next meeting.
  - b. Decision made to have Talbot Tennis do emergency crack repair on the courts to ensure safe play over the winter, total of \$1,600 for all courts.
  - c. Electrical problem at lower court reported, lights not working. Heritage contacted about repair but no response.
  - d. Heritage concerns include no October financial reports, no updated past due report and no report on the status of accounts in collection. Sean to follow up on these issues and the repair issue.
  - e. Sprinkler controller repaired, \$135. An unauthorized individual shut down the sprinkler system at the entry prior to completion of the time allowed to water in new material. The plants that were lost due to this were replaced at no cost by Color Burst. Controller will be locked going forward.
  - f. New planting to replace plants lost to the draught at the entry will be postponed until Fall 2008 due to draught situation and inability to water properly.
  - g. Kids Club introducing Movie Night as new event. Popcorn and soda provided. Children must be accompanied by an adult.
  - h. Request by homeowner to use clubhouse once a month for a charitable work night approved. Renatl fee waived but deposit required.
  - i. Liz Greeker agreed to organize the Adult Holiday Party, to be held the evening of December 8.
  - j. Next meeting – TBD.