

Minutes – Avocet Board of Directors Meeting – December 18, 2007

- I. Call to Order.
Attendees: BOD -Sean Bennett, Kenneth Greeker, Jeanne Aulbach
- II. Approval September Minutes
- III. Committee Reports
 - a. Architecture – Working with homeowner to correct fence issues. New request for home addition.
 - b. Finance –CRA corrections Jeanne, Sean & Neil to correct.
 - c. Information –Next newsletter scheduled for 1-15
 - d. Kids Club –Holiday Party a success, Movie Night scheduled for 12-21.
 - e. Nominating – No report
 - f. Recreation – No report
 - 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. Finalized 2008 budget and sent to Heritage.
 - k. Decision made to join United Gwinnett Community Alliance.
 - l. Talbot Tennis completed crack repair on time for \$1,600. Temporary fix only. Will re-crack because it is so late in the year. Done solely to make the courts safe for play.
 - m. Heritage repaired electrical problem at clubhouse. Have not yet received bill.
 - n. Adult Holiday Party on track. Avocet to provide Honey Baked Ham, Turkey and non-alcoholic beverages. Homeowners will provide sides and desserts.
- V. New Business
 - a. 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.
 - b. Holiday Decorations installed over Thanksgiving at entry and at clubhouse. Thanks to Kenneth and Liz Greeker for organizing!
 - c. H2O Splash Irrigation winterized sprinkler system, \$335. Unable to completely winterize as there is no way to shut off the water to the system without shutting off water to the clubhouse.
 - d. Still having difficulties getting clean financial information from Heritage. Inspection done (?) but no letters sent. No current, accurate past due list. Cannot send out collection letters until corrected.
 - e. Kenneth to work with Robin to ensure inspections are restarted and that are fair and consistent.
 - f. Next meeting – January.15, 2008