

## Minutes – Avocet Board of Directors Meeting – February 20, 2008

- I. Call to Order.

Attendees: BOD - Kenneth Greeker, Jeanne Aulbach, Sean Bennett (via phone)  
Association Management Advisory Group (AMAG) – Leisa Ballew
- II. Committee Reports
  - a. Architecture – Still working with homeowner to correct fence issues.
  - b. Finance – CRA corrections Jeanne, Sean & Neil to correct.
  - c. Information –Next newsletter scheduled for 3-15, Avocet Financial Year in Review article documenting 2007 spending activities and 2008 budget highlights included.
  - d. Kids Club – No report
  - e. Nominating – No report
  - f. Recreation – No Report
  - g. Security – COPS Block Captain Meeting held on February 19, 2008
  - h. Social / Clubhouse – Need new stove – May be breaker box.
- III. Old Business.
  - a. Need to put together financial disclosure to community – year end 2007, 2008. Jeanne to write article for March newsletter.
  - 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 – Rob Hiller contacted.
  - h. Need to remove old green lounge chairs.
  - i. New slide received. Unable to install as the slot for the support bar was moved back in the new mold. Playworx contacted again.
  - j. Irrigation water line work completed at clubhouse, irrigation system in amenities rea successfully shut down for the winter. \$945.
- IV. New Business
  - a. Heritage did not respond to our concerns, even after they were documented and e-mailed to Heritage for follow-up the day after the meeting, until we pushed.
    - i. A response was not received from that e-mail addressing our issues until 1/31 and only after we insisted that they respond.
    - ii. Inspection finally performed on January 24. The letters were never finalized and sent out until February 13. We had to have Weisman Nowak contact Heritage to get the letters finalized. It required 3 re-inspections and several attempts to get the letters accurate and correct.
    - iii. We audited our own financials for year end and caught errors that Heritage missed. Some we had requested to be corrected in August of 2007 that had not been done. Heritage working on finalizing year-end. We provided info needed to transfer money to reserves.
    - iv. Once again, money was left in checking that should have been transferred to reserves.
    - v. January statements were prepared prior to closing out the books for December. We have asked to have the December and January statements rerun after the December statements are corrected.
  - b. Because Heritage has been so non-responsive, the BOD determined to look at other options while continuing to work with Heritage to resolve issues.
  - c. Leisa Ballew from AMAG, a property management company recommended to us by UGCA, presented her company's capabilities.
  - d. Voted to implement a tree and shrub program with Precision for the entry and the area around the pool, 8 treatments @ \$175 each. They will treat the knockout roses on the bank. Leisure Lawn would not.
  - e. Voted to have the pine straw refreshed in the common areas.
  - f. The gate to the pool has been left open after weekend tennis play. Squeegees and tennis balls were found in the pool area and other items were noted. The Recreation Committee was asked to please pass on a message to the folks who use the courts, asking them to respect the assets of the neighborhood and leave the area clean, tidy and locked.
  - g. Contacted by UGCA to host an event for them on March 27. Bert Nasuti would be the guest and the topic would be the new baseball team. A list of maintenance items at the clubhouse will be drawn up and we will have Heritage address them. It was also decided to follow up on the paint quotes to have the painting done, at least at the clubhouse, by that time.

- h. Jeanne attended a UGCA training session on storm water management and detention ponds. The county will take over the maintenance of a detention pond under specific circumstances. It was decided to contact the county and to see if we would qualify.
- i. The sandwich board used for announcements is on its last legs. The Kids Club members will work on finding a replacement rather than trying to repair it.
- j. Julie Dominguez of the Recreation Committee found a web site that can handle our court reservations and allow for better control of the collection of out of neighborhood fees. The BOD approved the change. Julie will work on the implementation. The tennis rules will also have to be changed.
- k. Next meeting – TBD