

Minutes – Avocet Board of Directors Meeting – March 18, 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 – No report
- III. Old Business.
 - a. Financial disclosure to the community completed and distributed in the March newsletter.
 - b. Still need to repair the electrical boxes along the perimeter of the courts. The power supply to the lower courts failed and was repaired by Heritage.
 - c. Pool deck estimates - Aqua Blue to refurbish pool deck next year - \$7,600. Tony can meet with the board next week to discuss the process.
 - d. Paint bids collected and compared. See new business.
 - 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 finally installed. Playworx sent installers at no cost.
 - j. New pine straw installed \$2,100.
 - k. Kids Club provided a choice for replacing the sandwich board with a metal sandwich board. It was decided to ask that they look at a more professional looking, permanent sign for notices for the entry.
 - l. The UGCA meeting with Bert Nasuti was postponed until June 12 due to Mr. Nasuti's schedule.
- IV. New Business
 - a. Heritage is still not responsive to our needs. The problems continue.
 - i. A follow-up inspection was performed on February 3rd. By Friday, the letters still had not been sent out. Another inspection to ensure the items were still valid was performed on February 11th. The letters were not received for review by Friday, again. On Monday February 17th we were told that the letters had been sent out on Friday without review. On review, we discovered a number of problems with the letters.
 - ii. We still have no updated Past Due list.
 - iii. We have no status on the accounts in collection with Roy Cobb.
 - iv. We have no homeowner listing.
 - v. We have no notification of new homeowners
 - vi. Etc, etc, etc.
 - b. Because of the ongoing, apparently unresolvable issues with Heritage, the BOD voted to hire a new management company as quickly as possible. We have 4 good candidates, including AMAG, the company interviewed at the last BOD meeting.
 - c. A meeting with Sentry Management is scheduled for March 19. Additional meetings are in the process of being scheduled. Other candidate companies are Atlanta Community Services and Superior Community Services. All come highly recommended from reliable sources.
 - d. Reviewed three paint quotes from Prime Painting, Givens Quality Painting and Efraim's Painting. Prime and Givens references were checked. Both offered quality workmanship and great customer service. Prime chosen for lower price (\$6,764 vs. \$8,350) and 5 year guarantee. Price includes painting the interior bathroom area of the clubhouse, the exterior of the clubhouse, the white fence, the black fences, repairing and sealing the tennis pavilion floors and painting the pavilion exteriors, painting both notice boards and pressure washing the pavilion roofs. A quote to paint the interior of the clubhouse will also be requested. Work should begin in the next week.
 - e. A preliminary decision was made to award the work on the tennis courts to Court Makers, pending a meeting with Marshal Dye of Court Makers on March 19. We received three quotes on the courts. The vendors were Court Makers, Talbot Tennis and Southeastern Tennis. Southeastern proposed a Premier Court installed over existing court for \$45,000. Not a slip sheet surface, but an overlay. Talbot Tennis proposed a slip sheet surface for \$51,795. Court Makers proposed a slip sheet surface for \$48,900. Court

Makers selected based on expertise in slip sheet surface and great recommendations. Because of the award of the lower courts to Court Makers, it was decided to award the upper court resurfacing as well. Talbot was \$5,625, Southeastern (Armor Crack Repair System) \$16,500 and Court Makers \$5,700. Court Makers contract to be reviewed by our attorneys.

- f. The breaker for stove in the clubhouse continues to flip off. Lara to contact an electrician to check the box.
- g. Leisure Lawn has not been performing up to standards. They have not been responsive to requests. The common areas have been overrun with weeds. They did a retreat in February. Another retreat has been requested. We are going to get some new bids on the turf care. Kenneth will contact Precision, Neil – Scott’s and Jeanne will contact Arbor-Nomics.
- h. Color Burst will install our spring annuals - \$1,500.
- i. Jeanne to contact H2O Splash to check on when to start the system up and how we can comply with watering guidelines.
- j. Next meeting – TBD