

## Minutes – Avocet Board of Directors Meeting – April 15, 2008

- I. Call to Order.
  - Attendees: BOD – Lara Foreman, 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 will not need to be made.
  - c. Information –Next newsletter scheduled for 5-15, focus will be on Nominating Committee.
  - d. Kids Club – No report
  - e. Nominating – No report
  - f. Recreation – No Report
  - g. Security – No Report
  - h. Social / Clubhouse – No report
- III. Old Business.
  - a. Still need to repair the electrical boxes along the perimeter of the courts. May be done with court replacement.
  - b. Aqua Blue to refurbish pool deck - \$7,600. Tony met with the BOD and described the process. The deck will be pressure washed, damage and cracks patched, 2 coats of acrylic concrete stain will be applied. The top coat will include an additive to make it non-slip. A beige color called Bombay was chosen.
  - c. Decided to wait until spring to work on the parking lot resurfacing.
  - d. Need to remove mulch from parking lot – Rob Hiller contacted. He is hauling the mulch today. It will be 3 loads at \$35 dump fee plus 2 hours @ \$35/hour – total of \$175.
  - e. Need to remove old green lounge chairs.
  - f. 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.
  - g. Court Makers selected to do the work on the tennis courts. Final price, \$49,800 for lower court slip sheet surface with replacement of net post foundations and \$5,700 for resurface of upper courts with replacement of net post foundations. Because both courts were awarded, Court Makers also rehung the wind screens in the upper courts and will do an upgraded resurface, including using fiberglass to repair the cracks and adding a coat of black acrylic resurface. Work began 3/26. Completion of lower courts approximately the end of May.
  - h. Painting in progress. A decision was made to paint the interior of the clubhouse as well. With additional carpentry work plus the clubhouse, total for painting comes to \$9,055. Prime Painting selected.
  - i. Eric Swett from the county Stormwater Division came to inspect the detention pond. No engineering study found in county files. Hayes James, the original engineers contacted. Waiting for response. Eric to check on detention pond requirements in 1993 when pond installed. Need to determine in order to see what needs to be done to the pond to bring it under county maintenance.
  - j. The stove in the clubhouse has apparently been turning on by itself and causing the breaker to flip. Neil is working on purchasing a new stove.
  - k. Leisure Lawn not performing. Quotes obtained from Precision and Arbor-nomics. Arbor-nomics has a great reputation and their service is \$120/application. Precision was very expensive. It was decided to give the business to Arbor-nomics. AMAG will handle giving written notice to Leisure Lawn and will work with Arbor-nomics to implement the new service.
  - l. H2O Splash came out and started up the irrigation system. There are problems with the area along the lower parking lot that will need to be addressed. Per Roberto, we can water the new summer annuals with the irrigation system under his license. He will work on setting the heads to water only the new planting as much as possible.
  - m. Colorburst to install new annuals the week of April 21 depending on the weather.
- IV. New Business
  - a. Gowireless.com will present a proposal to install free wifi for the clubhouse and pool area. They will assist us in obtaining phone service for the clubhouse as well.
  - b. Association Management Advisory Group (AMAG) selected as new management company. Monthly fee will be \$1,400. Transition issues discussed. Preliminary information gathered. Heritage notified of decision on Monday, April 14. Heritage will work to ensure the transition is smooth. Common property inspection to be done before month end. Contracts and insurance policies to be reviewed.
  - c. New grill, tools, cover and gas tank purchased for pool area: \$276.
  - d. Leak from pool behind clubhouse. Aqua Blue proposed repairing by moving the pipe and running it through the clubhouse wall, \$700 to \$900. H2O Splash contacted. They repaired the pipe from the outside, approximately \$675. Pool was drained by 2 feet to stop the leak before a determination can be

- made. Aqua Blue treated the pool to clear it up until the work is completed. After time required to for the repair to set, Aqua Blue will resume prepping the pool to open. Pool opening tentatively set for May 1.
- e. H2O Splash proposes replacing the blue poly pipe with PVC from the meter at Avocet Drive to the clubhouse, \$2,475. We have already had several leaks repaired in the old line. Decision made to wait to repair.
  - f. Painters made in error at the clubhouse. Plantation Beige originally specified. Hallways and bath painted. A decision was made to go with a less yellow color in the clubhouse. Painters authorized to paint clubhouse. Instead, they repainted the hallways. Andrew with Prime contacted as the bathroom hallway was never authorized and there had been no quote on repainting the clubhouse hallway. Andrew indicated that if necessary, they would not charge us for that. Prior to this, Andrew had indicated that they would redo the clubhouse hallway for 50% of normal price. Approved \$200 additional max.
  - g. Seven fence rails found to be rotted and need to be replaced. \$392 to replace, prime and paint approved.
  - h. Approved cookout at pool for pool opening. Date to be set later.
  - i. Need to work on 5 year plan to ensure adequate funding for current and future projects.
  - j. Next meeting – May 20. Going forward, meetings will be the third Tuesday of each month.