

Preliminary Agenda – Avocet Board of Directors Meeting – October 21, 2008

- I. Call to Order.

Attendees: BOD – Kenneth Greeker, Jeanne Aulbach, Neil Gonsalves, Glenn Hofmann
Homeowners – Sheila Wannamaker, Sean Bennett
- II. Committee Reports
 - a. Architecture – Letter sent on 10/1/08 to 3340 Avocet Court regarding unapproved paint color. Signed for by the homeowner on 10/7/08. No response as of this date. Janice to send 2nd letter on 11/3/08.
 - b. Finance – No report.
 - c. Information –Next newsletter scheduled for 11-15.
 - d. Kids Club – Movie nights to resume in October, Kids Club will have a Harvest Party on Nov 1.
 - e. Nominating – No report
 - f. Recreation – No Report
 - g. Security – No Report
 - h. Social / Clubhouse – Wine tasting party at the clubhouse 10/25/08.
- III. Old Business.
 - a. On-going issues with AMAG
 - i. ACC Process & notification – some improvement
 - ii. Inspection process – Working closely with Janice to improve process, Kenneth rode on inspection 10/6/08. Inspection resulted in letters sent not authorized by the BOD: mailboxes- AMAG informed to wait until standards were finalized and communicated; painted windows that were grandfathered and AMAG informed of this in the September inspection; and trash cans along the side of the house - AMAG informed to wait until standards were finalized and communicated. Still have no violation report for October.
 - iii. Collections – No collections letters were sent last month. Excuse given – working on budgets and short handed. Collections letters to be sent by AMAG for approval on Thursday, Oct 23 and mailed Friday, Oct 24.
 - iv. Facilities management – Taking back from AMAG. Electrical work to be done the week of 10/25 – 10/31. Kenneth to ensure the work done is what was requested. A&S Paving bid of \$7,337 accepted to patch and seal the parking lot and entry.
 - v. Communication – still problematic, discuss corrective actions.
 - b. Update on furniture and clubhouse upgrades. Looking at adding 4 new leather sofas to replace existing sofa and love seat. Create three separate seating areas.
 - c. Proposal to clean and stock the bathroom for \$50 a trip and the clubhouse for \$75 a trip – Pricing to be rechecked – maybe get additional bids. Tabled until spring.
 - d. Signs for tennis court – Neil agreed to work on. Will coordinate with Andy Goodspeed.
 - e. Mail box standards – Homeowners attended a meeting prior to the BOD meeting. In attendance, Jeff Korich, Elizabeth Chua, Jim Carlson, Richard Schneiderman, Liz Greeker, Sheila Wannamaker. Statements in favor submitted by Beverly Oscherwitz and Andrew Hebert. Consensus was to proceed with adopting standards for mailbox replacement.
 - i. Post style – Rob Hiller’s curved post
 - ii. Post color - Brown
 - iii. Number color and location
 - iv. Box style – Will provide options.
 - f. Two detention ponds on Dunlin Shore. Per 1996 amended bylaws “(e) all drainage and detention areas within the subdivision, including any such areas located on lots, to the extent such areas are not maintained on an ongoing basis by a local governmental entity.” Leisa has sent letter to homeowners. All four homeowners have responded.
 - g. Several homeowners are complaining about street parking. Gwinnett County has a program to install “No Parking” signs in communities with narrow streets. Streets may be too wide for this program.
 - h. Detention pond cleaned out by Precision - \$1,700.
- IV. New Business
 - a. One homeowner now owes more than \$1,000. All attempts to contact by WNCW ignored. We will send a letter notifying them of our intent to file suit. Also informing them that the additional legal fees of up to \$1,300 will be added to their outstanding balance. Other homeowner in collection has just paid in full.
 - b. Finalize collection status for another homeowner. Send letter stating that they will incur another \$299 for the collection effort unless they arrange for payment.
 - c. Revise Inspection Letters – Need to do later.
 - d. Next meeting – 11/18/08.