

1. Call To Order

Attendees: Alyson Coffman, Elizabeth Chua, Glenn Hofmann, Sri Sangodkar, Manoj Madhavan, Kenneth Greeker

2. POA Discussion

One of the major goals for the BOD for 2011 is to work with the community to amend our covenants to bring us in line with the Georgia POA act. Kenneth had previously volunteered to lead this effort and the BOD had unanimously voted to have him head a PO subcommittee.

Kenneth presented initial thoughts on how to move this forward. His recommendation was to focus on two amendments related to covenant enforcement and statutory liens. The BOD was in agreement. Kenneth suggested it might make sense to wait until after the “City Lite” issue is resolved so as not to overwhelm residents with multiple issues. After some discussion, the BOD recommended to continue moving forward now, as it was felt there will likely always be external issues, so no need to wait.

The BOD and Kenneth agreed that an appropriate approach would be to have goals, guidelines, FAQ’s and a website all established prior to the end of Q1 and then mail information out to the community at the end of Q1. Following this, multiple small and large group meetings will be scheduled to encourage discussion and finalize recommended amendments. These will then be formalized by legal and submitted to the community for voting in Q2/Q3.

3. Area Reports

a. Financials/Legal

- i. Financials – Alyson to provide update later, as November financials had not yet been completed by Access
- ii. As decided in the last meeting, our attorney Ashley sent a letter to the delinquent homeowner who has to make payments as part of a consent order. Homeowner made a partial payment of \$700 and claims that the rest of the payment has been mailed. Follow-up letter to be sent making it clear that failure to follow consent order going forward will result in immediate filing of default judgment.

b. Violations Review

- i. John Thisdale (property manager) is pleased with overall look/condition of community based on the last inspections.
- ii. Pomarine Lane home with yard in decline – Board has decided to go ahead with “self-help” and have landscapers clean up the front yard. Glenn will contact John.
- iii. Trees in easement area on Avocet Drive & Kittiwake – John contacted the county. If the county doesn’t respond, he will contact landscapers to address these.

- iv. Door that needs painting on Dunlin Shore – HOA expects the door to be painted by spring. No update for now.
- v. House that needs painting on Dunlin Shore – No update since last meeting.
- vi. House in Turnstone Court – ACC has determined that the actual color is different from the approved color. John sent a letter to homeowner asking for house to be repainted.

c. Social/Other

- i. Christmas party – Alyson and Liz met – party is being planned for Dec 18th.

3. Capital Projects

a. Tennis pavilions

Board previously approved the second pavilion repair. Glenn talked to Jack (the contractor) - posts are back-ordered and hence the delay. Work is expected to begin as soon as posts arrive. Also, John got a termite bond quote for both pavilions of \$640 for initial treatment with annual payments of \$130. Alyson will ensure budget exists in 2010 for this to proceed in December, otherwise we will wait until January.

4. Old Business

- a. UPCCA link on website – Glenn emailed Andy to provide a more prominent link to the UPCCA website and related items on the Avocet HOA website.
- b. 2011 Budget & Capital Projects – BOD approved for posting on website.
- c. Fall pine straw application update – scheduled for December.
- d. Discussion of 2011 Legal Representation

BOD spent significant time discussing legal representation for 2011. Prior to 2010, Avocet had been a client of Weissman for many years. In 2010, the BOD voted to switch to GVL, as a firm started by our primary attorney at Weissman who had gone out on her own. Since then, Weissman has made significant changes to their policies, including not charging for collections work until money is actually collected and clearly defined fixed fees for standard services. If these policies had been in place in 2010 and we had been with Weissman, HOA would have saved almost \$2000 in legal fees. Although Weissman's retainer fee is higher than GVL, they have a graded hourly fee of \$125 to \$250 per hour depending on the nature of the work, whereas GVL is a flat \$235 per hour. Weissman also has a broader staff with multiple expertise to handle any legal questions, which has been a concern with GVL on several legal matters that arose in 2010. After much discussion, BOD voted in favor of switching back to Weissman for 2011.

- e. Bathroom heating – repairs have been completed.
- f. Email to owner about rental information on website – yet to be done (Glenn to complete).

g. Email to owner about company ad on website – yet to be done (Glenn to complete).

5. New Business

a. Rodents in clubhouse – pest control company came and treated clubhouse for \$295. Hopefully the problem has been resolved.

b. Pressure wash fence along the clubhouse drive – Board in favor of getting a quote for pressure washing combined with painting and fixing broken pieces where necessary. Glenn to contact John.

c. 2011 coupon books – will be mailed out in the first half of December

6. Schedule next meeting – scheduled for Thursday, January 13th at 7pm

7. Adjourn