

**NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
TUESDAY, OCTOBER 28, 2014
AT KEYS-CALDWELL, INC.
10:15 A. M.
AGENDA**

Good of the Association.

1. Call Meeting to Order and Establish Quorum.
Bill Eftax, President.
Barbara Shepler, Vice President.
John Burns, Treasurer.
Gerry Fortin, Director.
Kathleen Hayward, Director.
Tom Madigan, Director.
Howard Taylor, Director.
2. Proof of Notice of Meeting.
3. Reading/Approval of Minutes of the Board meeting of April 14, 2014.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
 - a. President.
 - b. Treasurer.
 - c. Beautification.
 - d. Social.
 - e. Newsletter.
 - f. Clubhouse-Pool.
 - g. Architectural.
7. Unfinished Business:
 - a. Charlotte Glass bid vote ratify.
8. New Business:
 - a. 2015 Budget.
 - b. 2015 Annual Meeting.
 - c. Comcast contract renewal
 - d. Powerwash bid from Dave Lebofsky..
9. Sales & Rental Applications.
10. Adjournment

Bill Eftax, President Date Posted

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
TUESDAY, OCTOBER 28, 2014
10:15 A. M.

Good of the Association: None.

Present: Bill Eftax, President, Barbara Shepler, Vice President, John Burns, Treasurer, Gerry Fortin, Secretary, (via telephone), Kathleen Hayward, Tom Madigan, (via telephone), Howard Taylor, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bill Eftax, at 10:18 A. M. at the offices of Keys-Caldwell, Inc., a quorum being present with Notice and Agenda posted at least 48 hours in advance. All motions at this meeting were unanimously passed with all Directors present voting in favor of the motion, unless otherwise noted.

Reading/Approval of Previous Minutes: MOTION was made by Kathleen Hayward and seconded by Howard Taylor to approve the minutes of the Board meeting of April 14, 2014, as presented.

MOTION PASSED.

MOTION was made by Tony Burns and seconded by Barb Shepler to ratify the ARC requests for Units # 1701 and #1803, as presented, the rental of Unit # 503, as presented and the approval of the Charlotte Glass contract proposal, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Tony Burns and seconded by Howard Taylor to accept, with regret, the resignation of Kathleen Hayward from the Board of Directors, effective immediately.

MOTION PASSED.

MOTION was made by Tony Burns and seconded by Barb Shepler to appoint Rachel St. Pierre to fill the remaining term of Kathleen Hayward on the Board of Directors.

MOTION PASSED.

Communications and Announcements: Gerry Fortin was thanked for his great work on the new website.

MOTION was made by Howard Taylor and seconded by Tony Burns to mail to all owners a copy of the revised authorization form to be used to create the official Association e-mail distribution list and directory.

MOTION PASSED.

Reports of Officers or Committees.

- a. President: The Unit # 1403 air conditioner was put in the same place as the original. The President checked keys to all units and carport storage areas in preparation of the building restoration project that begins in November. Letters were sent to all owners who had keys that did not work properly.
- b. Treasurer: The Treasurer reviewed the September financials, including CDs and CDARS and the current aging report. The Association is 7.2% under budget compared to last year.
- c. Beautification: Howard Taylor reported that BeechTree is doing a great job and all the papyrus has been removed with the exception of the area by Hal that he will tend. The ivy

under the stairs needs to be removed. A workday will be planned to remove the ivy and to clean the pool furniture. Landscaping around the clubhouse and mulching throughout the Association will be done after the painting project is completed.

- d. Social: 1). There will be a Pot Luck dinner on November 15 and a coffee on the first Saturday of November and December, but the Committee will disband if there is no volunteer to assume the chairmanship by the end of December.
- e. Website: The website looks great and will be used to replace the newsletter.
- f. Clubhouse & Pool: The spa is not working and maintenance has been contacted. Management will send a copy of the Venice Heating and Cooling service work and current contract to the President for review. A volunteer is needed to take over the responsibilities of ordering supplies for the clubhouse. Barb Shepler and Nancy Eells will look for other cleaning companies for the clubhouse.
- g. Architectural: MOTION was made by Tony Burns and seconded by Howard Taylor to approve the ARC request for the new storm door at Unit # 803, as presented.

MOTION PASSED.

(For: Burns, Eftax, Fortin, Madigan, Taylor. Abstain: Shepler).

UNFINISHED BUSINESS.

- a. Charlotte Glass bid vote ratification: Covered. The down payment has been made. Doors will be delivered to Gulfside Painting to be painted in their warehouse. There are 33 units that have requested to have their lanais painted. That master list will be supplied to the Board. Barb Shepler has agreed to work with Gulfside to gain entry to the lanais that need to be painted. Power washing is scheduled for November 12 & 13. New door hardware needs to be rekeyed.
- b. Unit #203: Status unchanged. We are still waiting on the bank foreclosure.

NEW BUSINESS.

- a. 2015 Budget: MOTION was made by Tony Burns and seconded by Howard Taylor to mail the proposed 2015 budget to all owners.

MOTION PASSED.

- b. 2015 Annual Meeting: There are four director's seats that will be vacant in 2015. The 2015 annual meeting will be held on January 13, at 7:00 P. M.
- c. Comcast Contract Renewal: The current contract expires on September 30, 2015. Management will create a draft non-binding cable survey for Board review.
- d. Power Wash Bid form Dave Libofsky: MOTION was made by Tony Burns and seconded by Barb Shepler to approve the power washing bid from Dave Lebofsky to power wash all sidewalks and clean and seal the pool pavers at a cost not to exceed \$6,000 with the work to begin as soon as possible.

MOTION PASSED.

(For: Burns, Eftax, Shepler, Madigan, Taylor. Abstain: Fortin).

Sales and Rentals.

Sales:

Unit # 501: Taylor/Melo to Dickson, closed 9/26/14.

Unit # 1203: Allworth to Wheaton, closed 10/10/14.

Rentals: None.

MOTION was made by Tony Burns and seconded by Barb Shepler to approve the two sale applications, as presented.


MOTION PASSED.

MOTION was made by Tony Burns and seconded by Barb Shepler that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 12:02 P.M. The next Board meeting will be held on December 8, 2014, at 2:00 P. M. at the offices of Keys-Caldwell, Inc.

Respectfully submitted,


James S. Kraut
For the Secretary