

NOTICE  
BOARD OF DIRECTORS MEETING  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, JANUARY 11, 2016  
AT KEYS-CALDWELL, INC.  
2:00 P. M.  
AGENDA

Good of the Association.

1. Call Meeting to Order and Establish Quorum.  
Bill Eftax, President.  
Barbara Shepler, Vice President.  
Pat Burns, Treasurer.  
Gerry Fortin, Secretary.  
Tom Madigan, Director  
Rachel St. Pierre, Director.  
Howard Taylor, Director.
2. Proof of Notice of Meeting.
3. Reading/Approval of Minutes of the Board meeting of October 27, 2015 and December 7, 2015.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
  - a. President.
  - b. Treasurer.
  - c. Beautification.
  - d. Social.
  - e. Web-site.
  - f. Clubhouse-Pool.
  - g. Architectural.
7. Unfinished Business:
  - a. #203 status update.
  - b. #702 river rock remove, mulch restore.
  - c. Pool furniture replace/refurbish. Cost sharing.
  - d. Disaster Preparedness & Response Plan.
8. New Business:
  - a. #1802 new lanai exterior windows approve.
  - b. #903 interior floor work.
  - c. Clubhouse interior painting approve.
  - d. Handicapped spots and white lines repaint.
9. Sales & Rental Applications.
10. Next meeting: February 8, 2016
11. Adjournment.

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, JANUARY 11, 2016  
2:00 P. M.

Good of the Association: None.

Present: Bill Eftax, President, Barbara Shepler, Vice President, Gerry Fortin, Secretary, Pat Burns, Treasurer, Tom Madigan, Rachel St. Pierre, (via telephone at 2:11 P.M.), Howard Taylor, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bill Eftax, at 2:04 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 Howard Taylor and seconded by Barb Shepler to approve the minutes of the Board meetings of October 27 and December 7, 2015, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: Occupants need to put all trash inside the trash enclosures.

Reports of Officers or Committees.

- a. President: The annual meeting will be held tomorrow at 7:00 P. M., in the clubhouse.
- b. Treasurer: 1). The preliminary 2015 year-end looks good. 2). There are two units that are delinquent at this time.
- c. Beautification: Howard Taylor reported that 1). Everything looks good. 2). There are two fountains lights out. 3). The Association's fountain contractor has passed away unexpectedly. Management is looking for a replacement.
- d. Social: There is no Chair. An appeal will be made tomorrow night for a volunteer.
- e. Web-site: Gerry Fortin reported that 1). The painting project has been moved to archives. 2). Pending links to populate include: Disaster Preparedness, Beautification, and Pool Area Etiquette.
- f. Clubhouse & Pool: 1). The Board needs to clarify the pool rules and provide them to the owners at the annual meeting, highlighting no food or drink, besides water in a plastic container, is permitted in the pool area.
- g. Architectural: There are issues with locksets not working properly. Owners are encouraged to report any more of these problems.

UNFINISHED BUSINESS.

- a. Unit #203 Status Update: The owners of the Unit have declared bankruptcy. The Board will work with the Association's attorney to move the process forward as quickly as possible.
- b. Unit # 702: The river rock has been removed and mulch has been put down.
- c. Pool Furniture Replace/Refurbish, Cost Sharing: Howard Taylor reviewed pricing for both refurbishment and replacement.

MOTION was made by Gerry Fortin and seconded by Tom Madigan to refurbish two tall chaise lounges and eight dining chairs and purchase six new tall chaise lounges, at a cost not to exceed \$1,800, with up to \$1,000 being contributed by the Social Committee.

MOTION PASSED.

- d. Disaster Preparedness and Response Plan: There is a 28 page plan that the Board members will review and provide responses by February 1 to Bill Eftax.

NEW BUSINESS.

- a. Unit # 1802: MOTION was made by Howard Taylor and seconded by Gerry Fortin to ratify the approval of the new exterior lanai windows, with the understanding that the old windows will be removed from the property and any damages to the common element will be repaired at owner's expense.

MOTION PASSED.

- b. Unit # 903: MOTION was made by Gerry Fortin and seconded by Howard Taylor to ratify the approval of new interior flooring, with the required sound deadening underlayment, as presented.

MOTION PASSED.

- c. Clubhouse Interior Painting: MOTION was made by Barb Shepler and seconded by Pat Burns to ratify the approval of the interior clubhouse painting at a cost not to exceed \$400.

MOTION PASSED.

- d. Handicapped and Traffic Line Painting: The Board discussed the timing of painting the parking and handicapped striping. The Board also discussed replacing broken parking bumpers with either concrete or plastic ones. Management will provide quotes for both types and this item will be added to the February agenda.
- e. Power Washing Flat Areas: The Board will experiment with Wet and Forget on a small area of sidewalk and evaluate the performance of the product before any further power washing is done.

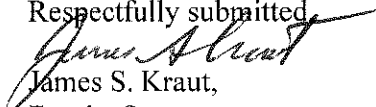
Association Updates: None.

Sales and Rentals: None.

MOTION was made by Gerry Fortin and seconded by Howard Taylor that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:14 P.M. The next Board meeting will be held on February 8, 2016, at 2:00 P. M. at the clubhouse.

Respectfully submitted  
  
James S. Kraut,  
For the Secretary