

NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, APRIL 14, 2014
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.
Nancy Eells, Secretary.
John Burns, Treasurer.
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 March 24, 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. Building Paint/Stucco/Doors project.
 - b. #203 status.
8. New Business:
9. Sales & Rental Applications.
10. Next meeting.
11. Adjournment.

Bill Eftax, President Date Posted _____

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, APRIL 14, 2014
2:00 P. M.

Good of the Association: None.

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

The meeting was called to order by the President, Bill Eftax, at 2:00 P. 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: Hearing no objections, the minutes of the Board meeting of March 24, 2014, were approved, as presented.

MOTION PASSED.

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

MOTION PASSED.

MOTION was made by Tom Madigan and seconded by Howard Taylor to appoint Gerry Fortin to fill the remaining term of Nancy Eells on the Board and as Secretary for the Association.

MOTION PASSED.

Mr. Fortin joined the Board via telephone.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: The issue with Unit # 203 has not been resolved because the owners are contesting the foreclosure.
- b. Treasurer: The Treasurer reported that the Association is .4% under budget compared to last year.
- c. Beautification: Howard Taylor reported that the fountain in the large lake may not be working. He will verify this evening.
- d. Social: 1). There is one coffee remaining in May, which is being hosted by Susie and Tom Everett. 2). The Social Committee has been doing a great job.
- e. Newsletter/Website: Gerry Fortin has acquired the domain: Auburnlakescircle.com and will begin work on the website content by the end of this week. Nancy Eells will provide Mr. Fortin with an e-mail distribution list of owners and will answer any questions he may have. The Association may also want to link to the Keys-Caldwell website.
- f. Clubhouse & Pool: Tom Madigan reported that Venice Heating and Cooling did not do contracted service work on the clubhouse air conditioning until after he called them. Management will provide all Board members with a copy of the current service contract for review.
- g. Architectural: Bill Eftax will look at the placement of the new air conditioner for Unit # 1403, when he comes back.

UNFINISHED BUSINESS.

- a. Building Paint/Stucco Project: Tom Madigan reported that the work is scheduled from November 1, 2014, through February 14, 2015, while most people are here to move cars and watch their own places. The lanai ceiling and wall cost will be \$135.00 and the floor cost \$110.00 for each unit. The new locksets will rekey to existing Kwikset locks so owner's current keys will open new locks. Management will send a notice, after Board review, to allow owners informing them of when the painting will be done, what optional costs can be selected and what will be expected of them during the painting process. The Treasurer will cash in CDs and CDARs, as needed to finance the project. No invoices for the painting project will be paid until after approval from the both Tom Madigan and Bill Eftax. Power washing of the sidewalks will be addressed during the painting project.

NEW BUSINESS: None.

Sales and Rentals.

Sales: None.

Rentals:

Unit # 1803: Nugent to Avcoin, five months commencing 12/1/14.

MOTION was made by Tom Madigan and seconded by Howard Taylor to approve the one rental application, as presented.

MOTION PASSED.

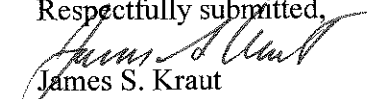
Owner's Comments: Tom Madigan wants to set up a work log to track all maintenance requests and their status.

MOTION was made by Tom Madigan and seconded by Tony Burns that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:57 P.M. The next Board meeting will be held on September 8, 2014, at 2:00 P. M. at the offices of Keys-Caldwell, Inc.

Respectfully submitted,



James S. Kraut
For the Secretary

AUBURN LAKES ACTION ITEMS LIST 4/14/14

Item	Details	Assigned to	Date Assigned	Date Completed
Painting Project	Timeline sent to all owners in the Spring. Car keys in notice	Tom/Mgmt.	4/14/2014	
Clubhouse AC	Send Venice Heating and Cooling Service Contract to BOD	Mgmt.	4/14/2014	4/25/14
Contracts	Summary of Contracts on Spreadsheet to be reviewed	BOD/Mgmt.	4/14/2014	
Website	Continue work on developing website	Gerry	4/14/2014	
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