

**MINUTES OF THE BOARD MEETING  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
TUESDAY, JANUARY 13, 2015  
8:05 P. M.**

Present: Gerry Fortin, Term Expiring 2017  
Thomas Madigan, Term Expiring 2017  
Rachel St. Pierre, Term Expiring 2017  
Howard Taylor, Term Expiring 2017  
Tony Burns, Term Expiring 2016  
William Eftax, Term Expiring 2016  
Barbara Shepler, Term Expiring 2016

Present from Management were Jim Kraut and Jackie Wood.

The meeting was called to order by the Acting Chairman, Jackie Wood, at 8:05 P. M. at the Clubhouse, a quorum being present. Proof of Notice was submitted. The purpose of this meeting was for the election of officers.

MOTION was made by Gerry Fortin and seconded by Howard Taylor that the slate of officers be elected as follows:

President	Bill Eftax
Vice President	Barbara Shepler
Secretary	Gerry Fortin
Treasurer	Tony Burns


MOTION UNANIMOUSLY PASSED.

MOTION was made by Tom Madigan and seconded by Barb Shepler that the signers on the bank accounts be any two of the following: President, Vice President, Treasurer, Jim Kraut and Jackie Wood.

MOTION UNANIMOUSLY PASSED.

There being no further business to bring before the Board, the meeting was adjourned at 8:10 P. M.

Respectfully submitted,

  
Jacalyn K. Wood  
For the Secretary

**MINUTES OF THE ANNUAL ELECTION AND ANNUAL MEETING  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
TUESDAY, JANUARY 13, 2015  
7:00 P. M.**

The meeting was called to order by the President, Bill Eftax, at 7:00 P. M. at the Clubhouse. A quorum was announced with 14 proxies and 44 units present for a total of 58 units represented. Proof of Notice of Meeting was submitted. Present from Management were Jim Kraut and Jackie Wood.

Bill Eftax welcomed those present and thanked them for attending. Mr. Eftax asked that respect be shown for neighbors and allow those speaking to have the floor. Everyone will be allowed to speak once recognized.

Inspectors of Election: Bob Keating was announced to be Inspector of Elections.

Reading and Approval of the Minutes of the Annual Meeting January 14, 2014: MOTION was made by Howard Taylor and seconded by Tony Burns to approve the minutes of the Annual Meeting of January 14, 2014, as presented.

MOTION UNANIMOUSLY PASSED.

#### REPORTS OF OFFICERS

President: Bill Eftax reported that Gerry Fortin replaced Nancy Eells and Rachel St. Pierre replaced Kathleen Hayward on the Board. Many thanks to Gerry Fortin for putting together the Association's website auburnlakescircle.com. Painting project updates are posted to the website. There was no increase in the 2015 budget. The insurance line item is a big factor on the fees being increased. Kids have been seen diving into the pool. The hot tub closes at dusk. Speeding continues to be an issue. Recyclable papers need to be shredded and placed in a paper bag before being disposing of. The painting and door project is being done without a special assessment.

Tom Madigan stated that the new hardware was chosen due to its finish lasting twice as long and the levers are easier to open. The new doors are fiberglass and will not rust.

Treasurer's Report: Tony Burns reviewed the account balances and CDAR due dates. Twelve owners have not paid their January maintenance fees, but he is not concerned.

#### REPORTS OF COMMITTEES

Website: Gerry Fortin reported that the website contains a wealth of information. He encouraged owners to submit photos that he can post. The Board will discuss preparing a directory at the next regular Board meeting. An owner suggested that a type of 'close up' procedures be listed on the website for those who leave their units for any length of time.

Beautification: Howard Taylor reported that the sidewalks, carports and concrete have been power washed. The Board discussed a regular power washing schedule. The next project will be relandscaping the clubhouse. If your plants have been damaged during the power washing / painting project, let Mr. Taylor know. One pond fountain light is out and will be replaced; the fountain is still working. A handyman is paid to regularly change light bulbs throughout the Association's common areas.

Open Floor: An owner may purchase and install bug lights at their own expense. They can be pricey. All plants are on common ground, please check with Howard before planting anything. Howard was thanked for the wonderful job that he does.

Social Committee: Sandy Chlopecki reminded owners that the clubhouse furniture was purchased with Social Committee money. This Friday night the men are cooking; the pot luck dinners for the next three months are set; there are scheduled coffees and game nights. Sign-up sheets are in the clubhouse.

UNFINISHED BUSINESS: None.

NEW BUSINESS

Waiver of Compilation:

YES 49 NO 6 PASSED.

Reserve Funds for Emergencies:

YES 54 NO 1 PASSED.

Surplus Carry Forward:

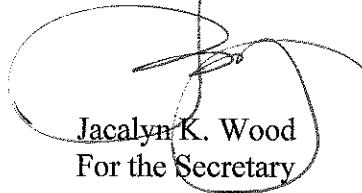
YES 54 NO 1 PASSED.

Open Floor: Light fixtures in carports are being replaced when broken; the fascia is up on the 1200 building since the power washing; the back of some lanais are filthy after the power washing; railings will be addressed as some point; an owner complained of paint splatter on their lanai screen; at the end of the project the garbage enclosures and signs out front will be addressed.

Announce Directors: Gerry Fortin, Tom Madigan, Rachel St. Pierre and Howard Taylor were announced to have been elected to the Board for two year terms each.

There being no further business to bring before the membership, the meeting was adjourned at 7:56 P. M.

Respectfully submitted,



Jacalyn K. Wood  
For the Secretary