

NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 8, 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.
John Burns, Treasurer.
Gerry Fortin, Director.
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 and Budget meeting of October 28, 2014.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
 - a. President.
 - b. Treasurer.
 - c. Beautification.
 - d. Social. TV for clubhouse.
 - e. Newsletter.
 - f. Clubhouse-Pool.
 - g. Architectural. #1801 lanai.
7. Unfinished Business:
 - a. Comcast contract renewal; results of non-binding vote.
 - b. #203 status update.
 - c. #1001 carport light update.
 - d. Painting/Door project update.
8. New Business:
 - a. Vote on 2015 Budget.
 - b. 2015 Annual Meeting.
9. Sales & Rental Applications.
10. Adjournment

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 8, 2014
2:00 P. M.

Good of the Association: 1). Ted McCoy is not cleaning the clubhouse properly. 2). The van owned by Unit # 1304 needs to be moved.

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

The meeting was called to order by the President, Bill Eftax, at 2:04 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: MOTION was made by Howard Taylor and seconded by Tom Madigan to approve the minutes of the Board meeting and Budget meeting of October 28, 2014, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). All the Association contracts have been added to a secure portion of the website. 2). Tom Madigan reported that the new door hardware is manufactured by Quikset and that Charlotte Glass will sell owners replacement door hardware for unit interiors, if requested. The order form will be added to the Association website, with a cover letter describing the service offered.
- b. Treasurer: The President reviewed the November financials, stating that there was a small loss for the month but a healthy surplus for the year.
- c. Beautification: Howard Taylor reported that 1). 3/4 of the power washing has been completed. 2). Re-landscaping of the clubhouse will be done after the painting project has been completed. 3). Any plants damaged during the project will be replaced. 4). Any plantings that grow on the buildings will be discouraged. 5). Ivy under the stairs continues to be removed. 6). Flags will be given to owners that have sprinkler problems, so that they can identify heads that need to be repaired or replaced.
- d. Social: 1). The Committee has offered to buy a TV for the clubhouse. After discussion, it was the consensus of the Board that no action be taken until the Comcast cable negotiations have concluded. The Board thanked the Committee for the donation.
- e. Website: Covered.
- f. Clubhouse & Pool: 1). The pool is not as clean as it used to be. Management will contact the pool contractor about the poor service. 2). Beechtree employees may be using the clubhouse restroom when not working on the property. Management will contact the landscape contractor.
- g. Architectural: MOTION was made by Howard Taylor and seconded by Barb Shepler to approve the ARC request for screens and windows for Unit # 1801, as presented.

MOTION PASSED.

Management is still looking for a contractor to address the water running into the lanai of Unit # 301. The entry light to Unit # 1603 is broken. A request to paint the lanai at Unit # 1603 will be submitted to Management by the owner with a check to Gulfside.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: results of non-binding vote: The survey results are as follows: 37 units wish to renew the bulk rate contract and 6 wish to arrange for their own service. It was the consensus of the Board to stay with a bulk rate contract. A meeting will be set up in January to begin negotiations.
- b. Unit #203: The Association attorney reported that the bank foreclosure has been cancelled.

MOTION was made by Howard Taylor and seconded by Tom Madigan to have the Association's attorney notify the owners of Unit # 203 that they have until January 9, 2015 to pay the 2014 fourth quarter and first quarter 2015 maintenance fees or the Association will begin foreclosure proceedings. If the Unit owners make the payments on time, then the Board will consider reinstating a payment plan for past due assessments.

MOTION PASSED.

- c. Unit # 1001 Carport Light Update: management will send a second letter to the owner of Unit # 1001 about making the non functioning carport light operational.
- d. Painting/Door Project Update: 1). The first round of doors and hardware are in. 2). The painting has been completed at the clubhouse and Buildings 200, 300, and 400. Buildings 600 and 800 will be done this week. 3). Between 40 and 50 doors were painted at the contractors shop this weekend. 4). Gerry Fortin spoke with John from Gulfside today to clarify the specifications for the painting project; any areas missed will be addressed.

NEW BUSINESS.

- a. Vote on 2015 Budget: MOTION was made by Tom Madigan and seconded by Barb Shepler to approve the proposed 2015 budget, as mailed to all owners.

MOTION PASSED.

- b. 2015 Annual Meeting: There are four director's seats that will be vacant in 2015 and four owners who have agreed to run. Therefore, there will be no election required. The 2015 annual meeting will be held on January 13, at 7:00 P. M., at the clubhouse.

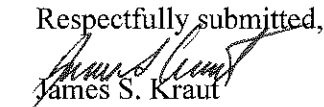
Sales and Rentals: None.

MOTION was made by Howard Taylor and seconded by Barb Shepler that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:12 P.M. The next Board meeting will be held on January 12, 2015, at 2:00 P. M. at a location yet to be determined.

Respectfully submitted,


James S. Kraut
For the Secretary

AUBURN LAKES CONDO

UNIT # _____

Note: Labor cost will be added to
your quote as an option.

OWNER _____

PHONE _____

KWIKSET LOCK QUOTE REQUEST FORM

TUSTIN PRIVACY LEVERS 15A *\$27.50ea* Qty. _____

TUSTIN PASSAGE LEVERS 15A *\$25.75ea* Qty. _____

POCKET PRIVACY 15A *\$8.00ea* Qty. _____

POCKET PASSAGE 15A *\$6.50ea* Qty. _____

SPRING WALLSTOP 15A *\$0.45ea* Qty. _____

HINGE STOP 15A *\$0.95ea* Qty. _____

3 1/2" 5/8" RADIUS HINGE 15A *\$2.49ea* Qty. _____

QUOTE REQUEST CAN BE FAXED OR EMAILED TO:

ATTENTION: DANNY ROWE

CHARLOTTE COUNTY GLASS

FAX: 941-629-8677

EMAIL: OFFICE@CHARLOTTECOUNTYGLASS.COM