

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, JANUARY 12, 2015
2:00 P. M.

Good of the Association: None.

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

The meeting was called to order by the President, Bill Eftax, at 2:05 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 Tony Burns to approve the minutes of the Board meeting of December 8, 2014, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). Special thanks to Tom Madigan, Gerry Fortin and Barb Shepler for their continued hard work on the painting project.
- b. Treasurer: 1). The Treasurer reviewed the preliminary year-end financials and reported that the Association is about 10% under budget before closing. 2). The CD that matures in February will be cashed in to help fund the painting project. 3). Unit # 203 owes the Association \$14,701; there are 12 other units that have not paid the first quarter maintenance fee.
- c. Beautification: Howard Taylor reported that 1). The plan and pricing for the re-landscaping of the clubhouse has begun. Any plants damaged during the project will be replaced. 2). Overplanting around buildings will be removed. 3). The sidewalk power washing has been completed. The Board will provide a letter of recommendation to the contractor.
- d. Social: 1). No action will be taken regarding the offered TV for the clubhouse until after the Comcast contract negotiations have been concluded. 2). No action has been taken regarding change of the clubhouse cleaning contractor. Management has contacted the current contractor and relayed the Board's concern that the clubhouse is not being cleaned properly. 3). Management will include the authorization form with the sales application and will provide new owner information to Barb Shepler, who will in turn provide that information to the Welcome Committee.
- e. Website: Information will be consolidated on the website. Notices for owners to look at the website will be posted on the bulletin boards.
- f. Clubhouse & Pool: Management will check the staining inside the pool and report back to the Board.
- g. Architectural: None.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: Three members of the Board will meet with the Comcast representative on February 5, at 1:30 P. M., at the offices of Keys-Caldwell, Inc. Results of non-binding vote: The survey results are as follows: 40 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.
- b. Unit #203: A letter has been received from the owner of Unit # 203. The letter did not include a payment offer.

MOTION was made by Tony Burns and seconded by Gerry Fortin to instruct the Association's attorney to begin foreclosure proceedings against Unit # 203.

MOTION PASSED.

- c. Unit # 1001 Carport Light Update: Ongoing.
- d. Unit # 301: After discussion and estimates, it was the consensus of the Board that the Association will take no further action regarding the lanai water problem at Unit # 301. Management will send a letter/e-mail to the owner informing her of the Board's decision.
- e. Painting/Door Project Update: 1). The East side buildings are almost complete. 2). Entry door installation will begin tomorrow. 3). Owners that are onsite need to be responsible for the installation of their own doors. Volunteers are needed to watch the workers install the entry doors on units where no owners are present. 4). Notices of door replacement need to be posted by the contractor at least 24 hours in advance so owners need to know when they need to be available to watch their units. 5). The Scott paint representative is inspecting the project and creating punch lists of deficiencies.

NEW BUSINESS.

- a. Association Updates: The directory will not be placed on the website, but instead will be distributed in hard copy.
- b. 2015 Annual Meeting: The 2015 annual meeting will be held tomorrow, at 7:00 P. M., in the clubhouse.

Sales and Rentals: None.

MOTION was made by Tony Burns and seconded by Howard Taylor that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:15 P.M. The next Board meeting will be held on February 2, 2015, at 2:00 P. M. at the offices of Keys-Caldwell.

Respectfully submitted,

James S. Kraut
For the Secretary