

NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, FEBRUARY 2, 2015
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, 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 January 12, 2015.
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. Clubhouse Chairperson.
 - e. Web-site. Closing list. Landscape acceptable options.
 - f. Clubhouse-Pool. Cleaning firm. Pool repaint.
 - g. Architectural.
7. Unfinished Business:
 - a. Comcast contract renewal. Meeting 2/5/2015 at 1:30PM.
 - b. #203 status update.
 - c. #1001 carport light update.
 - d. Painting/Door project update.
8. New Business:
 - a. Wind mitigation.
9. Sales & Rental Applications.
10. Next meeting March 9, 2015 at 2 PM at Keys-Caldwell.
11. Adjournment.

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

Good of the Association: A dehumidifier may be a successful way to prevent condensation on your windows.

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

The meeting was called to order by the President, Bill Eftax, at 2:03 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 January 12, 2015, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). For the next annual meeting, please add "The Board recommends a "yes" vote", to the items listed on the proxy ballot. 2). For the next annual meeting, please discuss the items on the proxy/ballot at the beginning of the meeting so they can be counted during the report portion of the meeting. 3). Management will provide the Board will an up-to-date copy of the most recent flood map for the area.
- b. Treasurer: 1). The Treasurer reported that there are four units that are delinquent and that the January report has not been completed. Viewed 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 re-landscaping of the clubhouse will be completed by Wednesday. 2). The fountain light assembly at the main lake needs to be replaced. 3). The timer for the fountain light in the east lake needs to be replaced. 4). A list of acceptable items for owners to plant in the common grounds will be posted on the website. 5). The no cut zone and aquatic plants need to be maintained around the lake banks to maintain the banks and water quality of the lakes.
- 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). The clubhouse reservation form and rules and regulations will be sent to the Secretary for posting. A volunteer is needed to inspect the clubhouse after private functions. 3). There will be a meeting on February 11, at 7:30 P. M. in the clubhouse to discuss ways to expand the gatherings and provide more information to owners.
- e. Web-site: Gerry Fortin reported that 1). He has updated the painting page yesterday. 2). He has created a quicklink to the Social Committee calendar. 3). He reminded owners that he is the facilitator of the web-site but the owners are the creators of content and that a new home page photo is needed.

- f. Clubhouse & Pool: Barb Shepler reported that the new cleaning company for the clubhouse, Winchester Cleaning, will be starting on March 1, and asked owners to let her know if there are any problems with the cleaning. Management reported that the pool staining appears to be dirt and that a lot of dirt and debris is coming from the live oak that overhangs the pool area. Management will provide the Board with the County requirements for tree removal.
- g. Architectural: None.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: n. 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.
- b. Unit #203: The President will sign the lien foreclosure papers today.
- c. Unit # 1001 Carport Light Update: An additional letter has been sent. The problem is Ongoing.
- d. Painting/Door Project Update: 1). Phase I is 99% complete, Phase II has only the doors remaining and they will be installed this Wednesday and Thursday, Phase III has three buildings painted and the power washing has begun on the other buildings today. 2). \$43,000 has been paid to Gulfside Painting and \$38,000 to Charlotte Glass to date; the final payment will be held until the entire job has been inspected and approved. 3). A concrete landing on the 1400 Building needs to dry out for a few weeks, then be scraped, sealed and repainted. 4). The storage bin areas will be power washed and painted at the end of the project.

NEW BUSINESS.

- a. Wind Mitigation: Management will contact the Association's insurance company to obtain clarification of the current wind mitigation requirements for the owners and the Association.
- b. Association Updates: 1). The Board will consider having a representative from FPL come out and perform an energy survey. 2). A person purported to be from Affordable Welding has been seen on the property twice in the past week even though no bids have been solicited from his company. Management will contact the owner of the company to find out why someone has been onsite.


Sales and Rentals: None.

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

MOTION PASSED.

The meeting was adjourned at 3:07 P.M. The next Board meeting will be held on March 23, 2015, at 2:00 P. M. at the offices of Keys-Caldwell.

Respectfully submitted,


James S. Kraut
For the Secretary