

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, MARCH 23, 2015  
2:00 P. M.

Good of the Association: 1). The drain stoppers in the ladies room are missing and the outlet by the pool has no power. 2) The cleaning people need to do a better job on the clubhouse. 3). The door from the clubhouse to the pool area is not closing properly.

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

The meeting was called to order by the President, Bill Eftax, at 2:06 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 Tom Madigan and seconded by Barb Shepler to approve the minutes of the Board meeting of February 2, 2015, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: Deferred.

Reports of Officers or Committees.

- a. President: 1). A letter was received from Unit # 1004, containing three items of concern. All three items have been addressed. The owner of Unit # 1802 wanted to know where to purchase the garden edging. It was suggested that Lowes may have it.
- b. Treasurer: 1). The Treasurer reported that there are two units that are delinquent and reviewed the February report. He will advise management of whether to renew or cash in the CDAR due in April, and asked that all renewals of CDARs and CDs be for a minimum of six months, where anything with a longer term remain the same.
- c. Beautification: Howard Taylor reported that 1). The Live Oaks planted between the buildings are becoming a bigger problem as they grow larger. Costs for trimming and foundation damage from the roots are a concern. There are nine trees that should be removed and be replaced with a tree that better fits the space. Estimated cost for removal is \$200 - \$300, each. There are also oak trees near the clubhouse that should be removed but a permit will be required and they must be replaced with another shade tree. Mr. Taylor will look for the original landscape drawings from Hazeltine to see how the trees along Auburn Lakes Drive were supposed to be planted. A list of three potential replacement trees will be researched and the information, both pro and con will be provided to the Board. 2). The fountain contractor will be out Wednesday to check the fountain behind Building # 6.
- 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). There will be a meeting in April, in the clubhouse to discuss community needs.
- e. Web-site: Gerry Fortin reported that 1). The Social page continues to get populated as Sandy is updating the calendar. 2). He has updated the pictures and has named the ponds to eliminate confusion. The ponds are now named North, South and East. 3). A Landscaping link has been created that contains the irrigation information. Management will provide an updated irrigation schedule to be posted on the website.

- f. Clubhouse & Pool: 1). Management will request that “water in plastic containers is allowed in the pool area” be added to the existing pool sign. 2). A reminder about pool etiquette will be posted on the website and will include that owners are responsible for the behavior of their guests, and that the pool can be closed down if people violate the County rules.
- g. Architectural: Unit # 1104 Entryway: MOTION was made by Howard Taylor and seconded by Tony Burns to approve the ARC request for Unit # 1104 for a screened entryway enclosure, as presented.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: Bill Eftax reported that he, Tom Madigan and Tony Burns met with the Comcast representative on February 5, and agreed to terms for a new bulk rate contract. When the revised contract was delivered to the Board on February 20, none of the agreed upon changes were included. On March 4, Comcast agreed to the changes, but no new contract has been received as of today.
- b. Unit #203: No new information has been received as of today.
- c. Painting/Door Project Update: Gerry Fortin reported that 1). the project is essentially complete. There was a walkthrough last Thursday with the paint contractor and the punch list created was started on today and should be completed by the end of the week. 2). The Association is holding over \$4,500 in retainage until all work is completed to the Board’s satisfaction. 3). Special thanks was given to Shirley DeLong for monitoring open doors as well as to the Board for overseeing the project.

NEW BUSINESS.

- a. Lanai Screen/Frame Ownership: Tom Madigan will review the existing legal opinion and Association documents, if needed, to provide the Board with an answer as to who is responsible to maintain and replace the lanai frames and screening.

Sales and Rentals:

Sales:

Unit # 401: Doherty to Doherty, Closed 3/3/15.

Unit # 1003: Hayward to Poates, closed 2/20/15.

MOTION was made by Barb Shepler and seconded by Rachel St. Pierre to approve the two sale applications, as presented.

MOTION PASSED.

MOTION was made by Rachel St. Pierre and seconded by Gerry Fortin that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:09 P.M. The next Board meeting will be held on April 13, 2015, at 2:00 P. M. at the offices of Keys-Caldwell.

Respectfully submitted,

James S. Kraut  
For the Secretary