

**NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, APRIL 13, 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 March 23, 2015.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
 - a. President.
 - b. Treasurer.
 - c. Beautification. Live Oak trees remove.
 - d. Social.
 - e. Web-site.
 - f. Clubhouse-Pool.
 - g. Architectural.
7. Unfinished Business:
 - a. Comcast contract renewal.
 - b. #203 status update.
 - c. Painting/Door project update.
 - d. Lanai screening/frame responsibility.
8. New Business:
 - a.
9. Sales & Rental Applications.
10. Next meeting: TBD
11. Adjournment.

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, APRIL 13, 2015
2:00 P. M.

Good of the Association: 1). The clubhouse bathrooms need to be cleaned weekly during the season.

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

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 Tony Burns and seconded by Barb Shepler to approve the minutes of the Board meeting of March 23, 2015, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: Deferred.
- b. Treasurer: 1). The Treasurer reported that the Association has \$127,000 in reserves. 2). The CDARs coming due on April 23 and May 28 will be extended.

MOTION was made by Tony Burns and seconded by Bill Eftax to authorize the Treasurer to invest \$50,000 in reserve money in a new CDAR of a length to be determined by the Treasurer.

MOTION PASSED.

- c. Beautification: Bill Eftax reviewed the proposed 3-year, 3-Phase plan for oak tree removal and replacement submitted by Howard Taylor. Mr. Taylor is waiting for a report from Bryan Beard, the County tree specialist, who will tell him what trees can be removed.

MOTION was made by Gerry Fortin and seconded by Bill Eftax to authorize Howard Taylor to move forward with the 3-year, 3-phase plan oak tree removal and replacement plan by collecting information from the County tree specialist and selecting a contractor to bid on the project.

MOTION PASSED.

- d. Social: 1). The Social Committee meeting was held on April 1, and the ongoing concern of the Committee is to identify the needed improvements to the clubhouse and how to best use the money collected from the yard sale. 2). The Committee is interested in replacing the pool lounge chairs with a newer, higher model that is easier to get into and out of. 3). The Committee feels that in order to do everything they want to do, they will need the Association to share in the costs. 4). The President suggested that the Committee provide a list of items, with estimated cost, from most to least important, to the Board for review. The President suggested that the benches be removed from the list and the television be at the bottom.

- e. Web-site: Gerry Fortin reported that 1). He has removed the landscape link from the website until all information has been clarified. 2). The article on pool etiquette has not yet been added.
- f. Clubhouse & Pool: No report.
- g. Architectural: No report.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: MOTION was made by Gerry Fortin and seconded by Rachel St. Pierre to approve the 65 month, bulk rate contract from Comcast Communications, as presented.

MOTION PASSED.

The new contract will begin on May 1, begins with a 2% increase over the last contract, provides for a maximum increase of 3% per year, HD service and one box for each unit, and a free HD outlet and internet service for the clubhouse.

- b. Unit #203: MOTION was made by Bill Eftax and seconded by Tony Burns to authorize the Association attorney to foreclose on the lien on Unit # 203, as presented.

MOTION PASSED.

- c. Painting/Door Project Update: Bill Eftax reported that 1). The Association will complete payment on the project in the next check run. 2). There is a piece of blue tape under the front window at 1601 that will be checked. 3). The project looks great, thanks to all the volunteers.
- d. Lanai Screen/Frame Ownership: Tom Madigan provided the Board with a letter from the Association Attorney that defines responsibility for lanai screen and frame ownership. According to Article 8.2 of the Declaration of Condominium, the Association is not responsible for the maintenance of the lanai screens and frames.

NEW BUSINESS.

- a. Water Heater Installations: There is an issue that some recently installed water heaters were not installed according to code. Management will work with Tony Burns and contact Babe's Plumbing to obtain a list of owners with new water heaters that do not meet current code and will help arrange for access to units to make these water heaters code compliant and for the City inspectors to sign off on the installations.
- b. Maintenance Log: Management will create a maintenance log to track all requests submitted and how and when they are completed. Maintenance requests need to be submitted in writing for accuracy.
- c. Recycling Bins: There are four plastic and glass recycling bins in both dumpster areas. Is the Association paying extra for the additional bins?
- d. Clubhouse Donation: An owner has offered to donate a spinet piano to the Association. The Board appreciated the gesture but declined the gift.

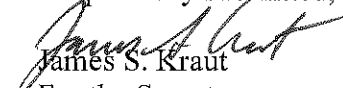
Sales and Rentals: None.

MOTION was made by Tony Burns and seconded by Barb Shepler that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:08 P.M. The next Board meeting will be determined by the President.

Respectfully submitted,


James S. Kraut
For the Secretary