

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
TUESDAY, OCTOBER 27, 2015
10:15 A. M.

Good of the Association: None.

Present: Bill Eftax, President, Barbara Shepler, Vice President, Gerry Fortin, Secretary, (via telephone), Tom Madigan, (via telephone), 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 10:17 A. 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 Barb Shepler and seconded by Howard Taylor to approve the minutes of the Board meeting of April 13, 2015, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Howard Taylor and seconded by Barb Shepler to appoint Pat Burns to the Board of Directors, and Association Treasurer, to fill the remaining term of Tony Burns.

MOTION PASSED.

Pat Burns joined the Board.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). Unit # 1001 is now bank owned but the former owner is still living there. 2). The owners of Unit # 203 have filed for bankruptcy protection. 3). The 2016 annual meeting will be held on January 12, 2016, in the clubhouse. There will be three vacancies on the Board; Pat Burns, Bill Eftax and Barb Shepler have all indicated that they will run for the Board. 4). Management will include Board recommendations and a brief explanation of all limited proxy votes.
- b. Treasurer: 1). The 2016 proposed budget was completed this morning and there is no anticipated increase in the quarterly maintenance fee. 2). The President again reminded owners that holding the fee the same can lead to funding issues in the future. 3). There are two units that are delinquent
- c. Beautification: Howard Taylor reported that 1). A request was received from an owner who asked that the entry sign at Auburn Road and Auburn Lakes Drive be cleaned and new plantings be installed. 2). Volunteer work days will be planned throughout the season.
- d. Social: 1). A social coffee will be held on November 7, a potluck will be held on the 3rd Saturday of each month during season, Mahjong is being played at 1:30 P.M. in the clubhouse.
- e. Web-site: Gerry Fortin reported that he will update the website after Thanksgiving.
- f. Clubhouse & Pool: Barb Shepler reported that 1). The tile floor and carpeting have been cleaned. 2). Areas of the interior will be painted soon. 3). Howard Taylor will request estimates to replace the pool furniture. 4). Thanks to Don and Nancy Eells for providing the new American flag and for taking charge of the clubhouse.

- g. Architectural: MOTION was made by Barb Shepler and seconded by Pat Burns to ratify the approval of the ARC request for a new storm door at Unit # 504, as presented.

MOTION PASSED.

(For: Burns, Fortin, Madigan, Shepler, Taylor. Abstain: Eftax).

MOTION was made by Howard Taylor and seconded by Barb Shepler to ratify the approval of the ARC request to replace a tub with a shower at Unit # 601, as presented.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Comcast Contract Renewal: The Comcast contract has been renewed for 65 months, including HD service and one box for each unit, and a free HD outlet and internet service for the clubhouse.
- b. Unit #203: Covered.

NEW BUSINESS.

- a. Unit # 504 Storm Door Ratification: Covered.
- b. Unit # 1204 one year rental approval: MOTION was made by Pat Burns and seconded by Howard Taylor to approve the one year rental of Unit # 1202, commencing 5/1/15, as presented.

MOTION PASSED.

- c. Unit # 702 River Rock: Management will send a final 30 day demand letter to the owners of Unit # 702.
- d. Unit # 601 Shower Ratification: Covered.
- e. Weir Quote/Install Ratification: MOTION was made by Howard Taylor and seconded by Pat Burns to ratify the approval of the proposal from Enviro Composites for the manufacture of a fiberglass weir grate, at a cost of \$3,279.01.

MOTION PASSED.

MOTION was made by Barb Shepler and seconded by Pat Burns to ratify the approval of the proposal from GW Mercier to install the Enviro Composite weir grate at a cost of \$750.

MOTION PASSED.

Enviro Composite refunded \$309.96 to the Association for the error in measuring the grate pieces.

- f. Spa Chemical Controllor Ratification: MOTION was made by Howard Taylor and seconded by Pat Burns to ratify the approval of the proposal for the new spa chemical feeder at a cost of \$2,325 and the \$250 installation charge, as presented.
- g. FPL Energy Survey: Covering the swimming pool with a pool cover to retain heat and save energy was suggested in the survey.
- h. Disaster Preparedness and Response Plan: Gerry Fortin will add or link the information to the website after Thanksgiving.

Association Updates: 1). Management will obtain quotes to repaint the handicap symbols as well as all parking lines throughout the Association. 2). Management will obtain quotes for the installation and maintenance of rodent boxes.

Sales and Rentals:

Sales:

Unit 1504: Grussing to Newbauer, closing 12/1/15.

MOTION was made by Barb Shepler and seconded by Pat Burns to approve the one sale application, as presented.

MOTION PASSED.

Rentals:

Unit # 1604: Slockblower to McCialla, one year commencing 9/1/15.

MOTION was made by Howard Taylor and seconded by Pat Burns to approve the one rental application, as presented.

MOTION PASSED.

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

MOTION PASSED.

The meeting was adjourned at 10:57 A.M. The next Board meeting will be held on December 7, 2015 at 2:00 P. M. at the clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary