

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, FEBRUARY 8, 2016  
2:00 P. M.

Please visit our website at: [www.auburnlakescircle.com](http://www.auburnlakescircle.com)

Good of the Association: Add the Association website in the notice of the meeting.

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

The meeting was called to order by the President, Bill Eftax, at 2:01 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 Gerry Fortin and seconded by Barb Shepler to approve the minutes of the Board meeting January 11, 2016, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: Deferred.
- b. Treasurer: 1). Pat Burns will work with Management to renew the CDAR coming due on February 25, for 13 weeks. 2). There are two units that are delinquent at this time: Units # 203 and # 1001.
- c. Beautification: Howard Taylor reported that 1). The planned work day was to clean light fixtures and to trim the bushes behind the 800 Building. Everything looks good. 2). There are two fountain lights out.
- d. Social: A new rug has been purchased for the entrance of the clubhouse and another for in front of the kitchen sink.
- e. Web-site: Gerry Fortin reported that 1). The pool rules are posted. 2). The dog weight limits have been posted. 3). The Landscape and Property links will be next.
- f. Clubhouse & Pool: 1). The approved temperature setting for the spa is on the website.
- g. Architectural: MOTION was made by Gerry Fortin and seconded by Barb Shepler to approve the ARC requests from Unit 2402 to screen in their front lanai and from Unit # 2204, to replace carpet with tile in the kitchen area.

MOTION PASSED.

Unit # 1203 has been returned to the owner for clarification of window tinting and window specifications. The Board will determine standards for replacement windows and coatings.

UNFINISHED BUSINESS.

- a. Unit #203 Status Update: The owners of the Unit have declared bankruptcy. The Board will work with the Association's attorney to move the process forward as quickly as possible.

- b. Pool Furniture Replace/Refurbish, Cost Sharing: MOTION was made by Gerry Fortin and seconded by Barb Shepler to approve the purchase of two additional lounge chairs for the pool area.

MOTION PASSED.

- c. Disaster Preparedness and Response Plan: MOTION was made by Gerry Fortin and seconded by Tom Madigan to post the new Disaster Preparedness and Response Plan on the Association's website.

MOTION PASSED.

- d. Handicapped Spaces and Parking Lines painted: Deferred until the next Board meeting.

#### NEW BUSINESS.

- a. Water Equipment Technologies fountain preventative maintenance contract and LED lighting quote: Management will obtain the contract quote and pricing for replacement LED fixtures for the next Board meeting.
- b. Car Stops: MOTION was made by Howard Taylor and seconded by Pat Burns to ratify the purchase and installation of six new car stops, (bumpers), on a trial basis.

MOTION PASSED.

- c. Unit # 1103: MOTION was made by Gerry Fortin and seconded by Pat Burns to pay \$797.30 for drywall, (\$562.30), and plumbing, (\$235), repairs in Unit # 1103, as presented.

MOTION PASSED.

- d. Second Floor Railings Chalking: Deferred to next meeting.
- e. Schedule to Clean Carport Lights. Covered.
- f. Auburn Road Lighting: It was the consensus of the Board to leave the lights on a photocell instead of a timer.
- g. Speeding, Concrete Bumps: Management will send a letter to the City of Venice complaining about the speed of the trash and recycling trucks inside the Association, as well as damage to the lawn from cutting corners too sharply. 2). Management will purchase and deliver 3 concrete bumps to be strategically placed to keep vehicles from cutting corners.
- h. Sprinkler Schedule, Rain Sensors: Gerry Fortin, Howard Taylor, Hank from Beechtree and a member of Management will hold a meeting to discuss irrigation times and functionality of rain sensors.
- i. Carport Light Replacement: Units # 502 and # 504 will be used as an experiment for LED fixtures on the sides of the carport and at the top of the stairs.

Association Updates: None.

Sales and Rentals: MOTION was made by Tom Madigan and seconded by Gerry Fortin to add the pet policy from the Declaration to the Association's rules and regulations for easier access and clarification to owners and renters.

Sale:

Unit # 904: P & L Wedge to R. Wedge, closing February 18, 2016.

Rentals: It has been reported that Unit # 1803 has been rented but no application or fee has been submitted. Management will send a letter to the owner requesting that booth items be provided.

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

MOTION PASSED.

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

MOTION PASSED.

The meeting was adjourned at 3:59 P.M. The next Board meeting will be held on March 21, 2016, at 11:00 A. M. at Keys-Caldwell.

Respectfully submitted,

James S. Kraut,  
For the Secretary