

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, JANUARY 9, 2017  
11:00 A. M.

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

Good of the Association: None.

Present: Bill Eftax, President, Barbara Shepler, Vice President, Pat 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 11:02 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 Barbara Shepler and seconded by Howard Taylor to approve the minutes of the Board meeting of December 5, 2016, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). The documents, amended in 2008, state that 12 is the maximum number of rentals at any one time. 2). The flood in Unit # 1502 is being addressed by the owner. Any items submitted to the Board for payment will be reviewed by the Association's attorney. 3). Emergency contact numbers will be added to the Association's website.
- b. Treasurer: The Treasurer reported that 1). The Association is in good shape and under budget. 2). She is keeping an eye on the bank balances to maintain FDIC protection.
- c. Beautification: Howard Taylor reported that 1). He is working with Hank from Beechtree to complete the trimming. 2). Some hedge plants on Auburn Lakes Drive need to be replaced. 3). Oak tree along Auburn Lakes Road need to be trimmed, per City of Venice request. 4). There are three oak trees that need to be removed: 1 at the mailbox area and the 700 Building, to be replaced with a ligustrum. 1 between the 1400 and 1600 Buildings, to be replaced with a Black Olive. 1 between the 1100 and 1300 Buildings to be replaced with a ligustrum. The oak tree on the right side of the 1500 Building should be cut back.

MOTION was made by Bill Eftax and seconded by Gerry Fortin to accept the proposal from Beechtree Landscaping to remove three oak trees: 1 at the mailbox area and the 700 Building, to be replaced with a ligustrum, 1 between the 1400 and 1600 Buildings, to be replaced with a Black Olive, 1 between the 1100 and 1300 Buildings to be replaced with a ligustrum and to trim back the oak tree on the right side of the 1500 Building.

MOTION PASSED.

The new trees will be planted to protect building and infrastructure integrity.

- d. Social: Interested owners will be meeting in the next few days.
- e. Web-site: Gerry Fortin reported that 1). He continues to add to the “Best Practices” link. 2). Howard Taylor will provide a copy of the Long Term Tree Replacement Plan for posting on the web-site.
- f. Clubhouse & Pool: 1). Management will contact the pool contractor to get clarification on the bid to move the pool equipment out of the pit.
- g. Architectural: Replacement car stops are needed. Bill Eftax will provide a count of all car stops. Management will provide an estimate to replace all concrete car stops including labor and material.

**UNFINISHED BUSINESS.**

- a. Water Equipment Technologies Fountain PM Contract, LED Quote: Architectural Fountains will have completed the installation of new LED fixtures and power supply cables, by the end of the week.
- b. Carport Light Replacement: Howard Taylor reported that 1). There is only 1 original carport light that needs to be replaced. 2). Floodlights at the top of the stairs and on the sides of the carports are being replaced with LEDs as they burnout.
- c. Signs-no fishing, no trespassing, private property: The President reported that the estimated cost for the new signage will be \$1,500. The signs will be made of polyrout and will be green and tan and mounted on 4x4 posts covered in white pvc sleeves. It was suggested that there be 2 signs at the entrance and 2 signs at each lake. Final information, including renderings, will be provided at the February Board of Directors meeting.

**NEW BUSINESS.**

- a. Directory Update: Deferred.
- b. Pool Hours/Rules/Behavior: The Board discussed methods of awareness and enforcement. This topic will be discussed tomorrow night at the 2017 annual meeting.
- c. Dirty Sidewalk Areas: Howard Taylor will apply Wet and Forget to various sidewalk areas and assess.

**Sales and Rentals**

Sales: None.

**Rentals:**

Unit # 1302: Weyerstall to LeBlanc, annual commencing 1/17/17.

MOTION was made by Bill Eftax and seconded by Barb Shepler to approve the one rental application, as submitted.

**MOTION PASSED.**

MOTION was made by Gerry Fortin and seconded by Pat Burns that the meeting be adjourned.

**MOTION PASSED.**

The meeting was adjourned at 12:32 P.M. The next Board meeting will be held on February 8, 2017, at 4:00 P. M. at the offices of Keys-Caldwell.

Respectfully submitted,

James S. Kraut,  
For the Secretary