

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
FRIDAY, MARCH 24, 2017  
10:00 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, (arriving at 10:04 A. M.), Treasurer, Gerry Fortin, Secretary, Tom Madigan, Rachel St. Pierre, (via telephone), Howard Taylor, (arriving at 10:04 A. M.), Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bill Eftax, at 10:01 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 Gerry Fortin to approve the minutes of the Board meeting of February 8, 2017, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: Deferred.

Pat Burns and Howard Taylor joined the meeting.

- b. Treasurer: The Treasurer reported that 1). There is only one Unit that has not paid the first quarter maintenance fee and the owner of that unit has been sent a "Notice of Intent". 2). She is keeping an eye on the bank balances to maintain the maximum FDIC protection. 3). The CDAR reinvestment schedule will remain the same for now.
- c. Beautification: Howard Taylor reported that 1). He has applied Wet and Forget to certain areas of the sidewalks and even to some mailboxes and mailbox posts. He has noticed varying results and will reapply the chemical to some areas. 2). Some new hedge plants have been planted and the irrigation system has been modified in these areas until the plants are established. 3). There are multiple problems with the irrigation; the contractor needs to run and inspect the entire system and provide a detailed list of all repairs made and all items that need to be addressed in the future. 4). The metal power box near 1503 is rusting out at the bottom and needs to be replaced. 5). Foxtail palm s will be installed near the clubhouse in the areas where the oak trees were removed.
- d. Social: The theme and St. Patrick's Day parties were a great success.
- e. Web-site: Gerry Fortin reported that the document amendment, updated police contact information, and Code Red information has been added to the website.
- f. Clubhouse & Pool: 1). Management will again contact the pool contractor to get clarification on the bid to move the pool equipment out of the pit. The bid should include a backup for the sump pump. 2). The Clubhouse Committee will obtain bids for carpeting, laminate, tile and other man made materials to replace the flooring. 3). Management will request an updated bid for power washing, sanding and sealing the pool deck.

- g. Architectural: The Board discussed the previous request from Unit # 1802 regarding the hurricane rated entry door. No action will be taken until the owner verifies warranty information on the door after the hurricane glass is installed.

MOTION was made by Bill Eftax and seconded by Howard Taylor to approve the ARC request from Unit # 1702 to replace the lanai screen and enclosure and install a screened entry at the front door landing, provided that the aluminum color and configuration match existing, and that all construction materials be disposed of offsite.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Signs-no fishing, no trespassing, private property: Deferred until next Board meeting.
- b. Parking Stops Quote: (Insurance Loss Control Survey): 1). The recent insurance loss control inspection indicated that there is one parking stop at the clubhouse that needs to be replaced. 2). Gerry Fortin presented a bid from Asphalt Restoration to supply and replace 160 parking stops. A full quote is needed from White Cement Specialties to supply and replace 160 parking stops.

MOTION was made by Bill Eftax and seconded by Gerry Fortin to approve the proposal from White Cement Specialties to replace up to eight existing parking stops with their plastic exterior, cement filled, parking stops, with Gerry Fortin and Tom Madigan to coordinate the project.

MOTION PASSED.

NEW BUSINESS.

- a. Association Updates: 1). Howard Taylor will check into a white pipe running into the East side pond to determine what it does. 2). The Associations portion of the Unit # 1502 water damage repair has been completed.

Sales and Rentals: 1). None. 2). Management will continue to contact owners who have not renewed their annual leases to determine if the units are in fact occupied and count against the 12 unit maximum. 3). The rental and sale application must include the 12 unit maximum and the new amendment that only owners may have pets. 4). Management will provide the Board with a sample notice to be sent to all owners regarding updating applications, the 12 unit maximum, and pets.

MOTION was made by Howard Taylor and seconded by Barbara Shepler that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:42 A.M. The next Board meeting will be tentatively scheduled for April 28, 2017, at 10:00 A. M. at the offices of Keys-Caldwell.

Respectfully submitted,

James S. Kraut,  
For the Secretary