

NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
FRIDAY, APRIL 28, 2017
AT KEYS-CALDWELL, INC.
10:00 A. M.
AGENDA
www.AuburnLakesCircle.com

Good of the Association.

1. Call Meeting to Order and Establish Quorum.
Bill Eftax, President.
Barbara Shepler, Vice President.
Pat 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 24, 2017.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
 - a. President.
 - b. Treasurer.
 - c. Beautification.
 - d. Social.
 - e. Web-site.
 - f. Clubhouse-Pool. Move equipment quote. Sand/seal pavers ratify. Carpet/Tile.
 - g. Architectural.
7. Unfinished Business:
 - a. Signs: no fishing, no trespassing, no soliciting, private property.
 - b. Parking stops quote. (insurance loss control survey)
8. New Business:
 - a. Clubhouse defibrillator.
 - b. Irrigation Well Controls.
 - c. Pool resurfacing.
 - d. Ratify Pool Heater repair \$1,970.
 - e. Beechtree contract re: Irrigation.
9. Sales & Rental Applications. Update # rented.
10. Next meeting: TBA.
11. Adjournment.

Bill Eftax, President Date Posted _____

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
FRIDAY, APRIL 28, 2017
10:00 A. M.

Please visit our website at: www.auburnlakescircle.com

Good of the Association: 1). Is there any new information from Saw Grass about replanting the preserve area cut down by a Saw Grass owner?

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

The meeting was called to order by the President, Bill Eftax, at 10:00 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 March 24, 2017, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: Deferred.
- b. Treasurer: The President reported that Units # 401 and # 1403 have been sent "Past Due" notices for non-payment of second quarter maintenance fees.
- c. Beautification: Howard Taylor reported that Foxtail palms will be installed near the clubhouse in the areas where the oak trees were removed.
- d. Social: Deferred.
- e. Web-site: The website is being updated as needed.
- f. Clubhouse & Pool: 1). The pool equipment pit is being cleaned up and equipment is being moved over to the cabinet. 2). All electrical issues in the pit are being resolved.

MOTION was made by Bill Eftax and seconded by Tom Madigan to approve the proposal from Clean Windows to clean sand and seal the pool pavers at a cost of \$655, as presented.

MOTION PASSED.

MOTION was made by Howard Taylor and seconded by Barb Shepler to have KD Plumbing replace the three clubhouse toilets with new ADA toilets at a cost not to exceed \$1,500.

MOTION PASSED.

The Board will apply for the toilet rebate offered by the City of Venice.

MOTION was made by Bill Eftax and seconded by Howard Taylor to allow the ADHOC Clubhouse Renovation Committee to select material and style and replace all flooring in the clubhouse except for the exercise room, at a cost not to exceed \$9,000.

MOTION PASSED.

A door for the ladies room will be added to the project. Howard Taylor will contact Steve LaForge about installing the door. The goal is to complete all work by October.

- g. Architectural: MOTION was made by Bill Eftax and seconded by Barb Shepler to approve the ARC request from Unit # 1504 to install a screened entry at the front door landing, as presented, provided that the aluminum color and configuration match existing Association color.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Signs-no fishing, no trespassing, private property: Deferred until a future date.
- b. Parking Stops: The eight new parking stops purchased from White Cement Specialties, have been installed.

NEW BUSINESS.

- a. Clubhouse Defibrillator: MOTION was made by Bill Eftax and seconded by Tom Madigan to spend up to \$2,000 for the purchase of a defibrillator for the clubhouse, with half of the cost to be paid by the Social Committee.

MOTION PASSED.

- b. Irrigation Well Controls: Howard Taylor will obtain an estimate for the pump and electrical boxes from Beechtree and provide that information to the Board.
- c. Pool Resurfacing: MOTION was made by Bill Eftax and seconded by Barb Shepler to approve the proposal from Mr. Marcite to resurface the swimming pool with Pebble Stone finish in "Kool Blue" color, excluding new pool lights, at a cost not to exceed \$11,000.

MOTION PASSED.

"Saltwater Pool Conversion" will be added to the next Board meeting agenda. When does the maintenance contract with Venice Cooling and Heating end?

- d. Ratify Pool Heater Repair: MOTION was made by Bill Eftax and seconded by Tom Madigan to ratify the pool heater repair proposal from Alex's Pool Heating and Air Conditioning, at a cost of \$1,970, as presented.

MOTION PASSED.

- e. Beechtree Contract regarding Irrigation: The entire system has been inspected and necessary repairs have been made.
- f. Association Updates: 1). There is a concern about rodents and wood peckers in the buildings. 2). The Association should purchase a furniture dolly for owners use.

Sales and Rentals.

Sales:

Unit # 1004: Kaufer to Pusey, closing 6/1/17.

Rentals: None.

MOTION was made by Bill Eftax and seconded by Tom Madigan to approve the one sale application, as presented.

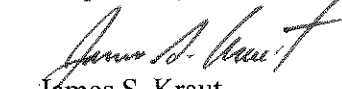
MOTION PASSED.

MOTION was made by Bill Eftax and seconded by Howard Taylor that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:47 A.M. The next Board meeting will be called by the President.

Respectfully submitted,


James S. Kraut,
For the Secretary