

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, NOVEMBER 6, 2017
3:15 P. M.

Please visit our website at: www.auburnlakescircle.com

Good of the Association: 1). The landscapers need to pay more attention to detail during the summer. Can we post a copy of the trimming schedule on the bulletin board and/or website?

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

The meeting was called to order by the President, Bill Eftax, at 3:15 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 Rachel St. Pierre and seconded by Barbara Shepler to approve the minutes of the Board meeting of April 28, 2017, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: Deferred to the full agenda ahead.
- b. Treasurer: Pat Burns reported that the Association is in good shape.
 1. Collections: MOTION was made by Howard Taylor and seconded by Rachel St. Pierre to have the Association's attorney record the claim of lien against Unit # 401.

MOTION PASSED.

- c. Beautification: Howard Taylor reported that 1). Storm debris has been cleaned up. 2). New mulch has been delivered and will be spread this month. 3). The fountain timers have been reset. 4). Some shrubs are not doing well and need to be replaced.
- d. Social: No report.
- e. Web-site: The website is being updated as needed.
- f. Clubhouse & Pool: 1). The pool was closed a lot longer than anticipated for the resurfacing due to the storms. 2). The pool is working fine, but there is a problem with the spa. Mr. Marcite will be out tomorrow to look at it to see if the problem was caused by the resurfacing.
- g. Architectural: MOTION was made by Barbara Shepler and seconded by Howard Taylor to ratify the ARC requests from Unit # 704, to install new windows and Unit # 1504, to install new shower doors, as presented.

MOTION PASSED.

MOTION was made by Rachel St. Pierre and seconded by Howard Taylor to approve the ARC request from Unit # 402, to replace their front screen door, as presented.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Signs-no fishing, no trespassing, private property: The President is going to review and reduce the number of signs and provide information to the Board at a later date.
- b. Clubhouse Defibrillator: Deferred.
- c. Ratify Irrigation Well Controls & Pump Replacement: MOTION was made by Rachel St. Pierre and seconded by Barb Shepler to ratify the replacement of the irrigation pump and well controls, at a cost of \$3,600, as presented.

MOTION PASSED.

- d. Ratify Clubhouse Painting: MOTION was made by Barb Shepler and seconded by Rachel St. Pierre to ratify the painting of the interior of the clubhouse, at a cost of \$1,400, as presented.

MOTION PASSED.

NEW BUSINESS.

- a. Saltwater Conversion: Management will solicit additional bids for conversion to a saltwater pool system.
- b. Venice Cooling and Heating Replacement; Venice Cooling and Heating will no longer service swimming pool equipment. Management will contact Alex's Pool Heating and Air Conditioning to see if they will service the clubhouse and pool equipment.
- c. Update all Contracts with Vendors: Management will request that all vendors provide updated contracts.
- d. Legal Updates: Management reviewed the 2017 Legislative Updates that would affect the Association.
- e. Premier Community Bank: Management provided information on the 5-Star Bank that has recently come into the area and suggested that the Board consider using the bank for banking and investment opportunities.
- f. Roof Replacement Time Frame: This project has been accelerated based on damages created by Hurricane Irma. The President will begin the process for roof replacement, including wind mitigation surveys and changing surfaces from asphalt to metal.

MOTION was made by Howard Taylor and seconded by Rachel St. Pierre to add the following items to the agenda under New Business.

MOTION PASSED.

- g. Gates Around Trash Areas: Howard Taylor will obtain estimates for the installation of new, lighter gates.
- h. Northwall of Complex: Sawgrass is requesting that the Association paint their side of the North wall. The President will continue a dialog with the Sawgrass President.
- i. Power Washing the Pool Area: Management will contact Dave Lebonsky to schedule the power washing of the pool area, as soon as possible.
- j. Pool Gate: Management will obtain bids to either brace or replace the pool gate closest to the clubhouse.

- k. Attorney Notification of Retirement: Management provided the names of two attorneys practicing condominium law for consideration. The President will follow up in December.
- l. Insurance Coverage for Window Glass: The Association’s insurance agent reported that there is coverage for window glass installed by the developer/association, but there is no coverage for window glass when the windows have been replaced by an owner.
- m. Insurance Claims: The President advised owners not to sign an “Assignment of Benefits” with any contractor.
- n. Clubhouse Vandalism: Some person or persons are entering the clubhouse, leaving the fans and lights on, the doors unlocked and leaving offensive notes on the calendar and signup sheets. Owners were encouraged to keep their eyes open, take pictures if possible and call the police, if necessary. The Board discussed investigating cameras and key fobs or cards.

Sales and Rentals.

Sales:

Unit # 1103: D’Lima to Decker, closed 7/28/17.

Unit # 2401: Kelly to Rowan: closed 10/30/17.

MOTION was made by Barb Shepler and seconded by Howard Taylor to approve the two sale applications, as presented.

MOTION PASSED.

Rentals:

Unit # 203: Caccavella to Campbell, one year commencing 8/1/17.

Unit # 1403: Lipschultz to Cirar, one year commencing 5/30/17.

MOTION was made by Barb Shepler and seconded by Howard Taylor to approve the two rental applications, as presented.

MOTION PASSED.

MOTION was made by Rachel St. Pierre and seconded by Howard Taylor that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:35 P.M. The next Board meeting will be held on December 4, 2017, at 9:00 A.M. at the office of Keys-Caldwell, Inc.

Respectfully submitted,

James S. Kraut,
For the Secretary