

NOTICE
BOARD OF DIRECTORS MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 4, 2017
AT KEYS-CALDWELL, INC.
9:00 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 and Budget meeting of November 6, 2017.
4. Resignations and Appointments.
5. Communications and Announcements.
6. Reports of Officers or Committees
 - a. President. New attorney chosen.
 - b. Treasurer. #401 update.
 - c. Beautification.
 - d. Social.
 - e. Web-site.
7. Unfinished Business:
 - a. Signs: no fishing, no trespassing, no soliciting, private property.
 - b. Clubhouse defibrillator.
 - c. Salt pool conversion.
 - d. SW Pools replace vendor?
 - e. Update all contracts with vendors.
 - f. Replace gates at trash areas.
 - g. North wall of complex facing Sawgrass needs cleaning and painting.
 - h. Pool equipment and clubhouse HVAC maintenance contract.
 - i. Pool gate fix status.
8. New Business:
 - a. Roof replacement RFP.
 - b. #401 revoke common area privileges. Suspend voting rights notice.
 - c. #303 ARC application.
9. Sales & Rental Applications.

10. Next meeting: January 8, 2018 at 11:00 A.M. at Keys-Caldwell

11. Adjournment.

Bill Eftax, President Date Posted

MINUTES OF THE MEETING
BOARD OF DIRECTORS
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 4, 2017
9:00 A. M.

Please visit our website at: www.auburnlakescircle.com

Good of the Association: No comments.

Present: Bill Eftax, President, Barbara Shepler, Vice President, Pat Burns, Treasurer, (via telephone), Gerry Fortin, Secretary, (via telephone), Tom Madigan, Rachel St. Pierre, (via telephone), 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 9:00 A. M. at the offices of Keys-Caldwell, Inc., a quorum being present with Notice mailed at least 14 days in advance, with Agenda posted at least 48 hours in advance. All motions at this meeting were unanimously approved by all Directors present voting in favor of the motion, unless otherwise noted.

Reading/Approval of Previous Minutes: MOTION was made by Howard Taylor and seconded by Barbara Shepler to approve the minutes of the Board meeting of November 6 and the Budget workshop meeting of November 6, 2017, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: The new Association attorney is Richard Ulrich. Management will be the primary contact for all legal matters.
- b. Treasurer: Pat Burns reported that the Association is in good shape.
 1. Collections: Unit # 401. Deferred.
 2. Approval of 2018 Budget: MOTION was made by Bill Eftax and seconded by Howard Taylor to approve the proposed 2018 budget, as presented.
- c. Beautification: Howard Taylor reported that 1). The weak Magnolia should be replaced by a Shady Lady. 2). We will continue to upgrade the landscaping.
- d. Social: Howard Taylor read Margaret Johnson's report, which is attached and made a part of these original minutes.
- e. Web-site: Gerry Fortin reported that he is working on an upgrade by creating an allowed rental and status page, mapping those units that are renting. Bill Eftax will send him the updated rental information.

UNFINISHED BUSINESS.

- a. Signs-no fishing, no trespassing, private property: Deferred.
- b. Clubhouse Defibrillator: Money has been approved for the purchase and Tom Madigan has agreed to do the research and purchase of the equipment.
- c. Saltwater Conversion: The only bid received so far is from Southwest Pools. Management will continue to solicit additional bids.
- d. Southwest Pool Replace Vendor: 1). No action taken at this time. 2). The spa is still not working properly. Mr. Marcite has been contacted to investigate.

- e. Update all Contracts with Vendors: Management will continue to collect updated vendor contracts.
- f. Replace Gates at Trash Areas: Howard Taylor will work with Management to obtain bids for PVC gates on the trash enclosures.
- g. North Wall of complex facing Sawgrass: MOTION was made by Barbara Shepler and seconded by Howard Taylor to have Bill Eftax contact the Board of Sawgrass and offer to pay up to \$900 for the painting of the North wall.

MOTION PASSED.

(For: Burns, Fortin, Madigan, Shepler, St. Pierre, Taylor. Abstain: Eftax).

- h. Pool Equipment and Clubhouse HVAC Maintenance Contract: Symbiont has provided a proposal. Alex’s Cooling and Heating has provided a proposal for the pool heater and will solicit a bid for the clubhouse air conditioner.
- i. Pool Gate Status: Vendors have been contacted but have been non-responsive. Management will contact different vendors.

NEW BUSINESS.

- a. Roof Replacement RFP: Bill Eftax will work with Gerry Fortin and Tom Madigan to contact roofing contractors to provide proposals to re-roof all buildings. Management will provide names and contact numbers.
- b. Unit # 401 Revoke Common Area Privileges. Suspend Voting Rights Notice: MOTION was made by Bill Eftax and seconded by Gerry Fortin to revoke the common area privileges of the owners of Unit # 401, for being more than 90 days delinquent in paying maintenance fees, effective immediately. Management will send a certified letter to the owners informing them of the Board’s decision.

MOTION PASSED.

MOTION was made by Bill Eftax and seconded by Gerry Fortin to send the owners of Unit # 401, a 30-day certified letter notification of suspension of voting privileges. The Board will vote on the suspension at the Board meeting of January 8, 2018.

MOTION PASSED.

MOTION was made by Bill Eftax and seconded by Howard Taylor to contact the Association’s attorney for a legal opinion as to whether the lien notification satisfies the 30-day notification of privileges. If it does, then it is the Board intention that the effective date of the suspension will be today.

MOTION PASSED.

- c. Unit # 303 ARC Application: MOTION was made by Bill Eftax and seconded by Howard Taylor to approve the ARC request from Unit # 303, to remove the shower walls and replace with ceramic tile, as presented, providing that all necessary permits are included and all construction debris is removed from the Community.

MOTION PASSED.

MOTION was made by Howard Taylor and seconded by Barbara Shepler to add “Transfer of Funds to Premier Bank to the agenda under New Business.

MOTION PASSED.

- d. Transfer of Funds to Premier Bank: MOTION was made by Bill Eftax and seconded by Tom Madigan to transfer Association funds to Premier Community Bank, no later than January 1, 2018.

MOTION PASSED.

Sales and Rentals.

Sales:

Unit # 2404: Roberov to Kobe: closing 1/15/18.

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

MOTION PASSED.

Rentals:

Unit # 1302: Weyerstall to LeBlanc, 3 years, 1 and ½ months commencing 12/15/17.

MOTION was made by Bill Eftax and seconded by Howard Taylor to approve the one rental application, as presented.


MOTION PASSED.

MOTION was made by Bill Eftax and seconded by Barb Shepler that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:29 A.M. The next Board meeting will be held on January 8, 2018, at 11:00 A.M. at the office of Keys-Caldwell, Inc.

Respectfully submitted,


James S. Kraut,
For the Secretary



Social Committee

Margaret Johnson <[REDACTED]>
[REDACTED]

Sun, Dec 3, 2017 at 7:25 PM

Howard - I will not be able to make the Board Meeting tomorrow so I would like for you to inform the Board re the treasury of the Social Committee. Karen Emerton has been acting as the Treasurer with Ginny Kelly as the co-signer on the checking account. Karen has had a stroke and I'm not quite sure if she will continue to be Treasurer or not. Since Ginny Kelly moved to Village on the Isle, she asked me if I would hold the check book and the funds until Karen returned. I spoke to Nancy Eells and she agreed to be a co-signer on the checking account. So until Karen returns and/or we hear from her, that is the situation as it now stands. Thanks. Margaret

Margaret Johnson
margejohnson18@verizon.net