

MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.  
MONDAY, FEBRUARY 12, 2018  
11:00 A. M.

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

Good of the Association: No comments.

Present: Bill Eftax, President, Barbara Shepler, Vice President, Pat Burns, Treasurer, (Arriving at 11:02 A.M.), Gerry Fortin, Secretary, Tom Madigan and Rachel St. Pierre, Directors, Jim Kraut for Management and owners in the audience. Absent: Howard Taylor, Director.

The meeting was called to order by the President, Bill Eftax, at 11:00 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 made 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 Rachel St. Pierre and seconded by Tom Madigan to approve the minutes of the Board meeting of January 8, 2018, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers or Committees.

- a. President: 1). ARC forms: MOTION was made by Tom Madigan and seconded by Rachel St. Pierre to approve the ARC request from Unit # 502 to rescreen the lanai, as presented.

MOTION PASSED.

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

Pat Burns joined the meeting.

MOTION was made by Barbara Shepler and seconded by Tom Madigan to approve the ARC request from Unit 1703, to rescreen the lanai, as presented.

MOTION PASSED.

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

MOTION was made by Barbara Shepler and seconded by Rachel St. Pierre to approve the ARC request from Unit 301, to rescreen the lanai, as presented.

MOTION PASSED.

2). Insurance: MOTION was made by Bill Eftax and seconded by Gerry Fortin to reduce the insurance deductible from 3% to 2%, at an increase of \$1,600 to the insurance premium.

MOTION PASSED.

Management was instructed to obtain clarification on the \$350,000 maximum reimbursement for glass.

- b. Treasurer: Pat Burns reported that the January financials were not ready yet.
  1. Collections: Unit # 1403 has paid all delinquent fees and penalties. Unit # 401 has not paid the delinquent fees.
- c. Beautification: No report.
- d. Social: No report.
- e. Web-site: Up to date.
- f. Compliance: Chairman Nick Manafo read the recommendation from the Committee to suspend all common area privileges for Unit # 401, for non-payment of maintenance fees. The report is attached and made part of these original minutes.

MOTION was made by Bill Eftax and seconded Gerry Fortin to accept the recommendation of the Compliance Committee to suspend all common area privileges, including the pool and clubhouse areas, for the owners of Unit # 401, effective immediately.

MOTION PASSED.

Management will send a registered letter to the owners of Unit # 401, informing them of the Board's decision.

#### UNFINISHED BUSINESS.

- a. Signs: No fishing, no trespassing, no soliciting, private property: Complete. Owners were encouraged to call the police if they see trespassers. Management was instructed to inform the owner of Beechtree Landscaping to inform his workers that netting of fish on the property will no longer be permitted.
- b. Clubhouse Defibrillator: Tom Madigan reported that the AED has been purchased and installed in the clubhouse and that 24 owners have received CPR and AED training from the Venice Fire Department.
- c. Replace Gates at Trash Areas: No report.
- d. Pool Equipment and Clubhouse HVAC Maintenance Contract: Royal Pools will be contacted and asked to provide an estimate for weekly pool maintenance and provide an opinion about heating issues with the spa.
- e. Pool Gate Status: Referred to Management.
- f. Unit # 401 Status: MOTION was made by Bill Eftax and seconded by Rachel St. Pierre to have the Association attorney foreclose on the lien on Unit # 401.

MOTION PASSED.

- g. Irrigation Control Box: Referred to Management.
- h. Roof Replacement: One quote has been returned and two more are outstanding. This will be an expensive project and the Board will be taking time to make sure everything goes properly.

#### NEW BUSINESS.

- a. Power Wash Complex Quote: One bid has been received. Gerry Fortin will implement a four-point plan to address the cleaning project.
  1. Document bad areas.
  2. Clean with Chemicals: Wet-N-Forget, Mold X, 30 Second Cleaner.

- 3. Power wash.
- 4. Check all irrigation heads for overspray on sidewalks.
- b. Dryer Vent and Lanai Attachment Responsibility: Both of these items have been referred to the Association's attorney for a legal opinion.
- c. Irrigation System: Management will request a meeting on a specific day and time with the irrigation crew from Beechtree, to visually inspect the entire system. There are areas that are not being watered and trees and shrubs are dying.
- d. Delinquent Policy: The President will send the draft of the policy to all Board members for review and action at the March meeting.

Sales and Rentals.

Sales:

Unit # 1803: Nugent to Searles, closing 1/30/28.

MOTION was made by Bill Eftax and seconded by Rachel St. Pierre to approve the one sale application, as presented.

MOTION PASSED.

Rentals:

Unit # 1604: McCulla to Lebofsky, annual commencing 10/1/17.

MOTION was made by Bill Eftax and seconded by Rachel St. Pierre to approve the one rental application, as presented.

MOTION PASSED.

Owner's Comments: Q: Does the Board have plans to repaint handicap logos on the parking surfaces? A: This item will be addressed as an agenda item at the March meeting.

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

MOTION PASSED.

The meeting was adjourned at 12:06 P.M. The next Board meeting will be held on March 26, 2018, at 11:00 A.M. at the office of Keys-Caldwell, Inc.

Respectfully submitted,

James S. Kraut,  
For the Secretary