

**AUBURN LAKES DISTRICT ASSOCIATION
BOARD MEETING**

DATE: July 26, 2006
TIME: 6:30 PM
PLACE: Ralph Williams Elementary

<u>IN ATTENDANCE:</u>	Eric Byrd	President
	Tim Bianchi	Vice President
	Joe DiSturco	Treasurer
	Tom Dillon	Manager

Rick Blaylock was absent.

CALL TO ORDER

Eric Byrd called the meeting to order at 6:30 PM.

CERTIFICATION OF QUORUM

Eric Byrd certified that there was a quorum with 3 out of 5 of the Board members present.

PROOF OF NOTICE

Eric Byrd stated that notice of the meeting was posted in accordance with the Association Bylaws.

ANNOUNCEMENTS

Eric Byrd reported that the July 4th BBQ was a success. Mr. Byrd stated that there weren't enough volunteers and more will be needed next year. Mr. Byrd stated that the "No Skateboarding" sign has been installed at the pavilion and the security camera sign has been posted in front of the entrance to the pool. The tow sign has also been posted at the entrance to the pool/park parking lot. Eric Byrd stated the Board consensus on the procedure for an illegally parked vehicle is as follows: the Board members or Covenants Committee members will put a sign on the illegal vehicle. If the sign is ignored, Fairway Management will place an orange tow sticker on the driver's window and if the vehicle continues to park there, it will be towed. Mr. Byrd also stated that the person that was living in the pool restrooms was cited for trespassing by the sheriff's department and is now gone. Mr. Byrd announced that the cameras have been installed at the pool/park area.

MINUTES

Joe DiSturco made a motion to approve the minutes as presented. The motion was seconded by Tim Bianchi and it passed unanimously.

TREASURER'S REPORT

Tom Dillon gave the financial report. Joe DiSturco made a motion to approve the financial report as presented. Eric Byrd seconded the motion and it passed unanimously.

COVENANTS COMMITTEE REPORT

No report. The Due Process Committee is in need of being re-established.

MANAGEMENT REPORT

See attached.

UNFINISHED BUSINESS

Bid for pool resurfacing – The Board consensus was to revisit this issue after hearing back from All In One and East Coast pools on the resurfacing of the pool.

Discussion for parking lot lighting – The Board directed Tom Dillon to contact Kirby Electric to come out to give a bid on running the electricity and installation of the poles. In addition, the Board approved ordering the poles as presented by Affordable Lighting Company.

NEW BUSINESS

Discussion of protocol regarding towing of illegally parked vehicles at pool – The board consensus was that if a vehicle needs to be towed, a Board member must be first to authorize Fairway Management to have it towed. If a Board member is not available, the chairperson for the Covenants Committee can authorize management to have the vehicle towed.

Discuss options for deterrence of skateboarding at pavilion – The discussion prompted a board consensus that the tables at the pavilion need to be bolted down. They will decide at a later time when they will have them bolted. The sign was posted by Eric Byrd with prior concerns of any mishaps as a result of him hanging the sign. An inquiry to the HOA insurance carrier came back with a response that the HOA insurance would cover volunteer work of this sort by a board member unless he hurt himself in the process, then his own insurance would cover him, not the HOA's.

Discuss options for changing pool door code – There was a board consensus to not change the code at this time. Tim Bianchi made a motion to change the code annually, every January and notice of the change would be mailed out with the assessment statement. Joe DiSturco seconded the motion and it passed unanimously.

MISCELLANEOUS/INITIATIVES/RESIDENTS' FEEDBACK

Tim Bianchi stated that in addition to the county putting in the two free streetlights, they are now going to have FPL install a 3rd one at no charge to the association at the north end of the Manchester cul-de-sac where the preserve is. Mr. Bianchi also stated that he would like to have the CDD chairperson attend the next Auburn Lakes meeting.

A resident voiced his concerns over the unfinished pool at 4900 Manchester. Tom Dillon will contact Andy Barber concerning the issue. Another question was asked about the large PVC pipes along CDD property and about the camera locations at the pool area. Two other concerns by homeowners were concerning the ants in the common grounds and parking in the street, particularly on Auburn Lakes Dr.

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned 7:40 PM.

Respectfully Submitted,

Thomas Dillon
Fair/Way Management of Brevard, Inc.