

**AUBURN LAKES DISTRICT ASSOCIATION
BOARD MEETING**

DATE: May 31, 2006
TIME: 6:30 PM
PLACE: Ralph Williams Elementary

IN ATTENDANCE:

Eric Byrd	President
Tim Bianchi	Vice President
Joe DiSturco	Treasurer
Rick Blaylock	Secretary
Tom Dillon	Manager

Anthony Campbell was absent.

CALL TO ORDER

Eric Byrd called the meeting to order at 6:35 PM.

CERTIFICATION OF QUORUM

Eric Byrd certified that there was a quorum with 4 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.

MINUTES

Joe DiSturco made a motion to approve the minutes as presented. The motion was seconded by Eric Byrd 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

Tom Dillon gave the CC report. Mr. Dillon stated that there has been an increase of residents putting yard trash out by the curb days before pick up on Friday. Mr. Dillon stated that a reminder should be placed in the newsletter to state that yard trash, like regular garbage cannot be put to the curb earlier than the night before the scheduled pick up day.

MANAGEMENT REPORT

Electric proposals – Tom Dillon reported that he had met with the three electric companies on site for the proposals for the electrical work requested by the Board. Mr. Dillon stated that while no firm spec was given to the contractors, he gave an overview of the work proposed and let the contractors give their suggestions of the best way to do the work. The owner of Kirby Electric met with Tom Dillon on site and recommended mounting the security light on the building above the entrance. Kirby Electric felt that if going with the light poles, they should be no shorter than 30 feet due to the closeness of the houses near the pool area. The lower the light pole, the more the light would shine towards the homes, the higher the light pole the more the light would shine straight down. The proposal was \$1609.80 including fixtures. Labor was \$1540. To install just the original things such as one outlet, breakers, and the security light, including running and burying the line would be \$491. Service Electric's proposal was \$1760 for the same work and there was no quote for the poles. Dixon Electric later revised their original proposal to be \$1100 more than the original quote. Mr. Dillon stated that they were significantly higher on everything. Kirby Electric also stated that they could do the work within a week. Rick Blaylock made a motion to take Kirby Electric's proposal for \$491 for the outlet, circuit breaker and pavilion light. Tim Bianchi seconded the motion and it passed unanimously.

Pool Leak – Tom Dillon read a proposal from Brevard Pools, explaining that resurfacing the pool will not repair the leak of the pool, since the leak has been identified with the tile and scum gutter. **See attached.** Rick Blaylock asked Tom Dillon to get more bids on complete resurfacing. The Brevard Pools proposal was for \$7200 to include the tiles and scum gutter. Eric Byrd asked for a vote. Joe DiSturco stated that they shouldn't rush into it now and that they should wait until December due to August being peak time for the pool use. Rick Blaylock made a motion to have Tom Dillon get 3 bids for resurfacing the entire pool, replacing tiles, and resurfacing the scum gutter and scheduling it with that price in November or December. Tim Bianchi seconded the motion and it passed unanimously.

SOCIAL SECRETARY'S REPORT

Eric Byrd gave an updated report on the July 4th BBQ. Mr. Byrd stated that more volunteers were needed and to date he had 7 RSVPs for the BBQ.

UNFINISHED BUSINESS

Vote for repair of pool – See management report.

Vote to approve rubber mulch for playground – Tabled. Eric Byrd made a motion to direct Bob's Complete Landscaping to add the regular annual mulch (specifically "playground" mulch) to the playground for now and treat for ants. Rick Blaylock seconded the motion and it passed unanimously as the cost for rubber mulch was too expensive.

Vote to approve installation of lighting at parking lot, patio area and gazebo – The light for the pavilion and electrical outlet were approved. See above, under Management Report.

NEW BUSINESS

Insurance policy – Tim Bianchi gave a report that he discovered that the insurance for Auburn Lakes HOA was being cancelled. Tim Bianchi asked why the Association was not made aware of this. Tom Dillon explained what was happening with the insurance, stating that he has been working with Ranew Insurance Agency continuing to search for another company that would cover the property insurance. Mr. Dillon explained that he has been dealing with the same insurance issues with all the Viera Communities and attempted to assure the Board that their insurance is not going to lapse before a new company would be found. Tim Bianchi stated that would be looking for a new insurance company.

Irrigation – Tim Bianchi stated that the controls for Auburn Lakes' irrigation system are behind the Wingate Estates wall at the traffic circle. Mr. Bianchi stated that there is currently no regular maintenance contracted for the system. Tim Bianchi also stated that Bob's is getting the common ground in order for the July 4th BBQ.

Management report – Tim Bianchi made a motion that management provide for the Board, a weekly report at each monthly meeting and if there is not a meeting in that month, then there will be two reports at the next meeting. Eric Byrd seconded the motion and it passed unanimously.

Overflow parking at the pool lot – Eric Byrd made a motion to amend the pool parking lot rules to the following: Residents can park their vehicles in the lot for up to 5 consecutive days with their name and address visibly placed in the window; they must contact Fair/Way Management or the Board for approval prior to leaving their vehicle; parking is only permitted between the hours of 10 PM and 8 AM, when the pool is closed; no boats or RVs ever permitted. Joe DiSturco seconded the motion and it passed unanimously. Management was directed to have Kendall Towing install a tow away sign.

Newsletter Volunteers – Eric Byrd announced the need for volunteers to help pass out the future newsletters. The Board will submit a newsletter to be distributed with the July Assessment notices and there will be a change in the pool access code in the newsletter.

MISCELLANEOUS/INITIATIVES/RESIDENTS' FEEDBACK

A resident reported that someone might be sleeping in the men's room at the pool due to a chair and can of beer being found in the men's room. The Board stated that there was someone sleeping there and they're aware of it as well as the Sheriff's Department.

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned 7:45 PM.

Respectfully Submitted,

Thomas Dillon
Fair/Way Management of Brevard, Inc.