

**AUBURN LAKES DISTRICT ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: August 25, 2010
TIME: 6:30 PM
PLACE: Wingate Estates clubhouse

IN ATTENDANCE:

| | |
|------------------|----------------|
| Tim Bianchi | President |
| Eric Byrd | Vice President |
| Patti Casey | Treasurer |
| Marcus Ingeldsen | Secretary |
| Brian Wade | Director |
| Diane Briggs | Manager |

CALL TO ORDER

Tim Bianchi called the meeting to order at 6:33 PM.

CERTIFICATION OF QUORUM

There was a quorum with 5 of 5 Board members present.

PROOF OF NOTICE

Diane Briggs stated that notice of the meeting was posted in accordance with the Association Bylaws and mailed to all owners.

BEAUTIFICATION COMMITTEE REPORT

Eric Byrd reported that he has discussed the revitalization of the entrance with The Gardener. A proposal was presented from The Gardener for renovation to the entrance.

PRESIDENT'S REPORT

Tim Bianchi reported that the Viera East CDD has raised the annual assessment \$64.76 for 2011. This is to offset the cost of replacing the greens at the Viera East Golf Course. Mr. Bianchi stated that he would like to see the CDD trim the bushes along Auburn Lakes Dr. and Clubhouse Dr.

MINUTES

Marcus Ingeldsen made a motion to dispense of the reading of the minutes of the October 21, 2009 meeting and approve them as presented. Patti Casey seconded the motion and it passed unanimously.

TREASURER'S REPORT

Tim Bianchi reviewed the financials with the board. Mr. Bianchi noted that the electricity usage has decreased since the installation of the pool pump timers. He went on to say that Planet Pools has indicated that the second pool pump will need to be replaced soon. Eric Byrd made a motion to replace the pool pump at a cost not to exceed \$400.00. Marcus Ingeldsen seconded and the motion passed unanimously.

Upon review of the past due accounts, Brian Wade made a motion to foreclose the liens on all properties more than 2 years in arrears that are not in mortgage foreclosure. Marcus Ingeldsen seconded and the motion passed unanimously.

Mr. Bianchi asked that management refrain from sending violation notices to homes in foreclosure that the bank has not taken possession of. He went on to state that he would like to see management report homes in need of self-help lawn care to the landscaper. Marcus Ingeldsen made a motion to give Fairway Management the authority to report self-help homes to the landscaper for maintenance. Brian Wade seconded and the motion passed unanimously.

MANAGEMENT REPORT

Management reported on the following items:

Covenants Inspection – A covenants inspection took place on August 24, 2010. There were 46 notices for new violations. There are 14 continuing violations. The majority of these violations are in connection with homes that are in foreclosure.

Assessment Collections – To date there are 59 units still outstanding for part or all of their 2010 assessment. Of those homes, 15 are in foreclosure and 2 have contacted management to make payment arrangements.

Legal – Management has contacted Dean Mead to move to foreclose a lien on 1 property that was more than \$1,000 in arrears and not in mortgage foreclosure. The owner has contacted the association to make payment arrangements.

Maintenance -

Pool – Timers have been installed and one of the pool circulation pumps has been replaced. Planet Pools has indicated that the other pump will need to be replaced in the near future.

Security Camera – There is a security camera at the pool that is malfunctioning. Management has attempted to contact Total Protection and to date has had no response.

Pool Sign – A pool door sign has been purchased and was given to the Vice President to install.

Yard Sale Sign – Management had a reusable community garage sale sign produced and posted for the last community garage sale.

Lawn Issues – There are four homes in need of self-help action:

4820 Manchester Dr. (Not in foreclosure)

1227 Auburn Lakes Dr. (In foreclosure)

1052 Brumpton Pl. (In foreclosure)

1192 Brumpton Pl. (In foreclosure)

UNFINISHED BUSINESS

1. Violation letters and fines - Marcus Ingeldsen made a motion to eliminate the second violation notice from the process. Patti Casey seconded and the motion passed unanimously.
2. Covenants report – Eric Byrd reviewed the August inspection report with the board. Tim Bianchi asked that the reports be more comprehensive and that the board receive them in a regular, timely manner.
3. Discussion on assessment increase – Tim Bianchi stated that it appeared that the 2011 assessments would need to be increased. Any input or suggestions would be appreciated.
4. Pool Parking Lot repair bid approval – Tabled indefinitely.
5. Discussion on Aggressive's performance (fertilization) – The evaluation of Aggressive Pest will take place in March 2011.

NEW BUSINESS

1. Board status for out years – Tim Bianchi stated that members of the current board have served for several years and that new board members are being sought.
2. Goals for remainder of year – Tim Bianchi stated that he and other residents are donating funds to have palms planted at the entrance along Auburn Lakes Dr. All donations would be accepted no matter how big or small. Mr. Bianchi asked the board for input on what they would like to see by the end of the year.
3. Pool key/keyless entry discussion – Tabled

RESIDENTS COMMENTS

Anthony Campbell proposed opening the pool up to the residents of The Villages of Viera East. A fee could be charged to that association for usage that could bolster the budget. Eric Byrd stated that insurance may be an issue and that management would have to check into the matter.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:23 PM.

Respectfully Submitted,

Fair/Way Management of Brevard, Inc.