

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

DATE: October 21, 2009
TIME: 6:30 PM
PLACE: Wingate Estates clubhouse

IN ATTENDANCE:

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| Tim Bianchi | President |
| Marcus Ingeldsen | Director |
| Diane Briggs | Fairway Management |

Joe DiSturco was absent

CALL TO ORDER

Tim Bianchi called the meeting to order at 6:40 PM.

APPOINTMENT OF ADDITIONAL DIRECTORS TO THE BOARD

Marcus Ingeldsen made a motion to appoint Eric Byrd to the Board. Tim Bianchi seconded the motion and it passed unanimously. Mr. Byrd will fill the remaining two year term of Drew Barnes as Vice President. Brian Wade stated that he would also like to be on the Board. Eric Byrd made a motion to appoint Mr. Wade to the board. Marcus Ingeldsen seconded the motion and it passed unanimously. Brian Wade will serve as a Director for the remaining of a two year term keeping a 2-3 Board member staggered terms. Marcus Ingeldsen made a motion for all board to be signers on the bank account. Tim Bianchi seconded the motion and it passed unanimously.

CERTIFICATION OF QUORUM

There was a quorum with 4 of 5 Board members present.

PROOF OF NOTICE

Diane Briggs stated that notice of the meeting was posted in accordance with the Association Bylaws.

MINUTES

Marcus Ingeldsen made a motion to approve the minutes of the July 15, 2009 meeting as presented. Tim Bianchi seconded the motion and it passed unanimously.

PRESENTATION OF THE PROPOSED 2010 BUDGET

- A. Discussion of proposed 2010 Budget – Paul Martell presented the 2010 proposed Budget. Mr. Martell reported that there are currently \$23,000 in unpaid assessments. Mr. Martell reviewed each line item of the budget.
- B. Voting on 2010 Budget – Eric Byrd made a motion to adopt the 2010 Budget as presented. Marcus Ingeldsen seconded the motion and it passed unanimously.

OTHER BUSINESS

- A. Parking lot resurfacing/resealing – Marcus Ingeldsen made a motion to resurface the parking lot when funds are available not to exceed \$1600. Brian Wade seconded the motion and it passed unanimously.
- B. Fence around Association pool pump – In the spring of 2010, it will be mandatory to put a 4 foot fence around the community pool pump/equipment. Marcus Ingeldsen made a motion to not exceed \$1000 for the fence in order to be in compliance with the State and County requirement. The fence will not be constructed until the funds become available after the January 2010 assessments come in.
- C. Number of Association meetings per year – Tim Bianchi made a motion to hold three meetings per year, Annual meeting, a July meeting, the Budget meeting. Marcus Ingeldsen seconded the motion and it passed unanimously.
- D. Authorization to move the Sunrise CD – Tim Bianchi made a motion to authorize Paul Martell to move the Sunrise Bank CD to any Brevard County depository when it matures. Marcus Ingeldsen seconded the motion and it passed unanimously.

- E. Self Help Property Maintenance – Eric Byrd made a motion to cap the cost per maintenance trip at \$20 and cheaper if possible for properties in need of Self Help maintenance. Marcus Ingeldsen seconded the motion and it passed unanimously. Currently, there are 4 properties approved for SH. 4880 Manchester, 1192, 1072 and 1173 Brumpton.
- F. New locks for pool gate and bathroom doors – Eric Byrd made a motion to purchase new locks for the pool gate and both bathroom doors that use special non-duplicatable keys. The keys will require a \$10 deposit for the first key and \$20 for the second key with a maximum of 2 keys per house. The deposit for a lost key is \$20. Owner must be in good standing in order to obtain keys for himself or for tenants. The amount for this lock change is not to exceed \$1500 and will not be done until funds are available after the January assessments come in. Marcus Ingeldsen seconded the motion and it passed unanimously.
- G. Timer for pool pump – Tim Bianchi will talk with Tom from Planet Pools about putting a timer on the association pool pump.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:27 PM.

Respectfully Submitted,

Thomas Dillon
Fair/Way Management of Brevard, Inc.