

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF THE OPEN BOARD MEETING**

Wednesday, November 9, 2011  
Sixth Meeting of Fiscal Year 2011-2012

**Board members present:** Lynn Lamotte  
Sue Marchal  
Teva Ostarly  
Stephanie Prunty  
Leonard Simmons  
Richard Tate  
Pat Traina

**Staff present:** Tim Munch  
Jeff Adams

**I. Meeting called to order by Leonard Simmons at 7:00 p.m. at the Golden Age Center.**

**II. Introduction of Board Members**

**III. Committee Reports**

- **Budget/Finance** –Teva Ostarly said that some items have been restated to make financial statements easier to understand. She and Stephanie Prunty will be scheduling a meeting with the other committee members soon.
- **Community Relations and Social Committee** –Sue Marchal reported that about 20 people braved the cold and wind to attend the Halloween Social on Friday, October 28. She thanked Tim’s crew for setting up and Cathy Rotolo, Pauleah Tomlinson and their neighbors for the improvements at the fountain. Sue noted that expenses for the socials have been minimal, mostly ice and the time the staff spends setting up the tables. Upcoming events include the Thanksgiving Social on November 20 and the annual Christmas party on December 18th. At the Thanksgiving Social we will collect non-perishable food for the St. Vincent de Paul Society Food Bank. Tim and staff will distribute bags and deliver items collected to the food bank. In order to save money this year the association will provide non-alcoholic beverages and some food for the Christmas social. The social committee will ask residents to bring their favorite holiday dish to share.

**IV. President’s Report**

- Lenny Simmons reported that the board had approved a code of ethics for board members and Stephanie Prunty is working on a code of conduct for the board. It should be ready for the December meeting.
- As a result of the survey we will be holding some informational presentations. The first will be a speaker from Entergy with information on energy conservation. It will be in January. Lenny is also working on having a speaker from the JPSO to talk about crime prevention.

**V. Property Manager’s Report**

- **Website** – Tim Munch reported that the website has been updated and most of the info required by mortgage companies and banks is now on the website. Please encourage your financial institutions to look at the website before calling. Approximately 50-60% of Tim’s time is spent talking to lenders.

- **Insurance** – Tim said that in February 2012 State Farm will no longer write wind and hail coverage for multifamily properties including Audubon Trace. It will be necessary to find coverage elsewhere. The coverage will be available through Citizens or other carriers. Depending on the prices Tim receives the association may split the insurance between two companies or leave State Farm. He should have a better idea of what the options are by the end of December or early January.

In a related matter the elevation certificates for flood insurance are 20+ years old. The flood zones have changed and some homeowners have had to order their own elevation certificates. In some cases, but not all, this has resulted in a reduction of premiums or a smaller increase.

There was a suggestion by a homeowner that the association educate homeowners about what is covered by the association's insurance policy and what is the responsibility of the homeowners. Linda Harang reminded everyone that a letter had circulated by the association after Katrina that clarified the insurance situation. She suggested that the letter be circulated again.

- **Streets and Landscaping**-One half of the landscape budget has been spent on tree removal. The remaining amount will be used to plant new trees and shrubs in January unless the insurance premiums rise substantially.

A bid of \$19,000 was received for street repairs. Repairs have been on hold pending changes in insurance premiums but the work should be done after the first of the year.

## VI. Questions and Answers

- There was a lively discussion about the role of block captains. Lenny stated that their role is to make Audubon Trace more of a community, to welcome new homeowners, explain rules and to pass information on to homeowners. Some homeowners expressed their dislike of block captains and questioned the necessity. Lenny reminded owners that if they do not want their block captain to contact them to please let their block captain know. Other homeowners expressed their satisfaction with the block captains and said they were pleased that the board had conducted a survey to ask homeowners what was important to them.
- Tim Munch discussed the drainage problems on the side of the property near Riverdale School. He stated that the fence is on the drainage servitude which belongs to the parish. He said that there was little that could be done to prevent flooding other than to keep the drains cleaned. He thanked the owners who went out during T.S. Lee to clean the drains.

## VII. Adjournment

Lenny thanked everyone for coming out and said that one of the reasons for the open board meetings was to allow homeowners an opportunity to ask questions and let their opinions be known. The meeting was adjourned at 8:05 p.m.

Submitted for publication on the 13<sup>th</sup> day of November, 2011.

Sue Marchal – Unit 1904  
Secretary