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

Wednesday, February 1, 2012
Ninth Meeting of Fiscal Year 2011-2012

Board members present:	Sara Bugbee	Leonard Simmons
	Sue Marchal	Richard Tate
	Teva Ostarly	Pat Traina
	Stephanie Prunty	

Staff present:	Tim Munch
	Jeff Adams

I. Meeting called to order by Leonard Simmons at 6:02 p.m. at the manager's office.

II. Insurance Proposals

Tim Munch stated that he sought proposals for property insurance and wind and hail coverage from State Farm and three additional insurance brokers. State Farm is no longer writing wind and hail coverage and the board was hoping to find a company other than the state-run Citizens Insurance to write this coverage. Of the three agencies Tim contacted, two declined to quote and the third agency submitted 3 proposals, all of which were substantially more than the quote from State Farm.

State Farm's quote was $87,081.24 for the casualty insurance with a $50,000.00 deductible per claim underwritten by State Farm and $185,599.00 for the wind and hail coverage from Citizens with a 5% deductible per policy. There are a total of 5 policies through Citizens. State Farm is the broker for all policies. The total premium for State Farm and Citizens is $272,680.24.

Stephanie Prunty moved that the board accept the policies quoted by State Farm. Teva Ostarly seconded the motion and all approved.

The combined premiums reflect about a $40,000 increase over the previous year. The board was concerned that the operating account balance may drop too low if Citizens requires a large upfront payment to bind the insurance. Stephanie noted that one of the laddered CDs recently matured and suggested that we hold off renewing it until we know the amount of the initial premium. She moved that once the Citizens policy is binded, if the cost of renewal is more than our ordinary insurance, we will draw funds from our reserve. The balance of the CD will then be reinvested. Teva seconded. The motion passed with one objection.

Tim will continue to investigate our options for wind and hail coverage in the future.

III. Adjournment

The next regular board meeting will be held on February 15th at the home of Stephanie Prunty, unit 2704. Sue Marchal moved that the meeting be adjourned and Stephanie seconded. All approved. The meeting was adjourned at 6:50 p.m.

Submitted for publication on the 5th day of February, 2012.

Sue Marchal – Unit 1904
Secretary