

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING

Tuesday, May 1, 2012

Board Members present:	Leonard Simmons	Stephanie Prunty
	Pat Traina	Teva Ostarly
	Richard Tate	Sara Bugbee
Staff present:	Tim Munch	Jeff Adams

- I. Meeting called to order by Lenny Simmons at 6:30pm at Property Manager's Office.
- II. Approval of April 18, 2012 minutes – Teva moved to approve minutes as submitted, Stephanie seconded. Unanimously approved.
- III. Architectural/Permits – Sawese Bugbee – Committee met and recommends approval of the following 3 requests:
 1. **Unit #904** request- Expand lattice fence to end of building & install angled gate.
Committee recommendation:
 - Installation (materials & labor) at owner's expense
 - Installation to be performed by Tim/Jeff on their own time
 - Gate to be on side- that is, no angled gate.Stephanie moved to accept as recommended, Teva seconded, Unanimously approved.
 2. **Unit #2501** request – Install lattice fence section along left rear of patio.
Committee recommendation:
 - Installation (materials & labor) at owner's expense
 - Installation to be performed by Tim/Jeff on their own time
 - Existing corner post to be repositioned to bring total enclosure to be "square" with building.Teva moved to accept as recommended, Stephanie seconded. Unanimously approved.
 3. **Unit #3313** request – Remove 2 pine trees next to patio to improve drainage.
Committee recommendation:
 - Remove 2 pine trees and 1 "trash" tree. NOTE: Removal requires professional tree service, includes stump grinding and leveling the area to create proper drainage- all of which is within 2012 budget.Teva moved to accept as recommended, Stephanie seconded. Unanimously approved.

IV. Budget/Finance- Teva Ostarly- Committee met and submitted its proposal to the Board.

Richard made note that the Board expresses their thanks to the Financial/Budget Committee for a job well done.

Teva stated that by a 7 to 1 vote, the Financial/Budget Committee voted that the \$247,000 (number rounded) on Wind and Hail needs to be restored to the reserve account and that a special assessment be paid by June 30,2013.

V. The next Open Board Meeting of the Audubon Trace Condominium Association is Monday, May 14, 2012 at the Golden Age Center at 7:00pm.

VI. The next regular Board Meeting of the Audubon Trace Condominium Association is scheduled for Wednesday, May 23, 2012 at Property Manager's Office at 6:00pm.

VII. Teva moved to adjourn the meeting. Stephanie seconded. Meeting adjourned at 9:00pm

Respectfully submitted,
Sara Bugbee, Secretary
Unit#207