

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Wednesday, June 20, 2012

Board Members Present: Lenny Simmons Pat Traina
 Stephanie Prunty Sara Bugbee
 Gary Vincent

Board Member(s) Absent: Teva Ostarly

Staff Present: Tim Munch Jeff Adams

I. Lenny Simmons called the last meeting of the fiscal year to order at 7:00pm.

II. Special Guest: Councilman Paul Johnston

Councilman Johnston spoke about projects going on in Jefferson Parish, in particular, the Manson drainage project. The parish has \$14.5 million to move forward to raise homes and he has pushed to use \$4.7 million towards the Manson ditch. First phase of the project is from Airline Highway to West Metairie.

Question & Answer Session:

Q: Lenny Simmons – We have some concerns that insurance companies consider condos as commercial property instead of residential. We would like to get together later in the year with you and council members to see if we can get some kind of relief in the commercial vs residential issue for condominiums.

A: Mr. Johnston agreed to meet and would like to have Jim Donaldson join.

Q: Tim Munch asked what kind of culverts were going to be used for the Manson ditch project, if box culverts were going to be used.

A: Right now, double pipes are being used.

Q: Frank Gallagher (#604) – Jefferson Parish is making recycling available - will we have recycling available here?

A: Tim Munch answered, that no, we are private property. There is a recycle center on David Drive

Q: Pat Traina (#501) – Is the Clearview/Airline project a state or parish project? Will there be changes to Airline and Clearview?

A: Mr. Johnston – It's a state project, short term \$2-\$4 million project. Turn lane on Clearview. Long term to elevate Airline over Clearview, \$15 million. Anticipating a large traffic increase with completion of the Huey P. Long bridge project.

Q: Paul Brown (#208) – Will Clearview be resurfaced?

A: Mr. Johnston – DODT will improve that section.

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Q: Sue Marchal (#1904) – Are there plans for new entrances and exits to Earhart Expressway?

A: Study and design Causeway and Expressway...Traffic evaluation going on now.

Q: Tom Covington (#2208) – Work with fellow council members – Bureau of Governmental Research – how contracts are let in Jefferson Parish – let BGR go to meetings and give presentation time at the meetings...support BGR.

A: Mr. Johnston – I've seen the report. Will talk to council members.

Q: Kathy Rabalais (#1702) – What new construction going on in Elmwood?

A: Mr. Johnson – 15 to 16 new businesses from restaurants, spas and retail.

III. Committee Reports

A. Social & Community Relations – Pat Traina

1st Annual Progressive Dinner Party scheduled for Saturday, August 18th. We will have different courses at different homes. Please volunteer and send your name and which course you'd like to have to Tim. We will start with appetizers and go through to desserts. Anyone interested please let Tim know!

B. Budget / Finance – Stephanie Prunty

Board approved the new budget and assessment, effective July 1st and has already received some payments which are going into reserves.

Q: Sue Marchal (#1904) Have we collected any of the long past dues?

A: Stephanie – in litigation and we're making progress.

IV. Recognition of Departing Board Member – Lenny Simmons

Lenny – Thanked Gary Vincent for sitting on the Board for one month. Gary acknowledged saying he is always happy to help out....for one month.

V. Recognition of Newly Elected Board Members – Lenny Simmons

Al Lafaye, Linda Harang, Pat Traina and Lenny Simmons

VI. President's Report – Lenny Simmons

This Board has worked hard to work with you; it's never an easy time to ask for more money. The Board worked very hard to find new insurance coverage and Tim and the Board did a good job finding a new carrier. Remember, this is for only one year. The next board will be open for suggestions so contact Tim if you have any suggestions.

VII. "State of the Trace" Report – Tim Munch

- We've fixed broken water mains and sewer lines – all the damages were caused by trees. Budgeted \$10,000 for plumbing but spent \$16,000 to \$17,000.
- Streets and landscaping – budgeted for this but opted not to spend anything on this. What we saved we put toward the insurance payment.

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- Next premium due in March. Whatever saved this year will be put toward that payment.
- Buildings – 1 year behind. Making progress. Instead of a 5 year program we're on a 6 year program. Not finding much damage on the buildings. Buildings 6 & 21 are the next in line.

Q: Hank Marchal (#1904) – The new grass contract...no special treatment? And what about the grass growing in the streets?

A: Tim – No special treatment – it was a trade-off – we saved \$29,000. We are scheduled to treat the grass with Round Up. (Hank suggested vinegar...Tim to consider)

Q: Clare Fiasconaro (#1801) – I have my internet with Cox and it is unreliable. Who does the Association use?

A: Tim – We use Cox. Sometimes the splitters go bad. Splitters are buried in the wall. That could be your problem. Pat Traina said she uses AT&T and is satisfied with the service.

Q: Tom Covington (#2208) – Pest control – will they spray inside? And have all the termite traps been changed over?

A: Tim – Inside spraying will be by special arrangement. Schedule appointment with me – if there are enough people we can schedule on the same day. Termite traps have all been changed. They will be inspected once a year. I'll check to see if they'll come out and spot check about 10 or 12 buildings.

VIII. Questions and Answers

Q: Suzanne McKamey (#2204) – Explain why the Board rejected the Budget Committee recommended budget and actually increased the dues. Majority of attendees at the last Open Meeting wanted the Board to make bigger cuts primarily in labor and employee insurance. In the budget sent out: 1) no employee health insurance contribution; 2) gasoline increase?; 3) phone cell service went back up to \$2500.

A: Stephanie Prunty – I had people who agreed with us. There is a majority of people who actually want the services. Our philosophy on the types of services that should be provided are different – the Board made its decision based on all of the unit owners, not just a handful of them. You might disagree, but we did the best we could and we thought it was a prudent way to restore services and manage our finances.

Lenny Simmons - the Budget Committee's recommendation was a 5.26% increase. What the Board came up with was a 5.93% increase. If we had done nothing, it would have meant a 15.2% increase to cover insurance. We made cuts and changes - \$1,500 from Cox; \$1,315 rebate from Citizens; \$500 we didn't use for elections we kept in for next year because the CPA has to provide the service to count and verify ballots; cancelled Times Picayune subscription; \$1,000 from office supplies; kept the cellular service (Smart phones); dental plan is now picked up by employees. Health insurance decision was based on the fact that employees make less than most painters and carpenters make. Tim found another payroll company which saved us \$1,416/year; Fire & Liability went up \$2,400; gas & electric went down \$956 mainly by turning off the heater for the Jacuzzi. Water service was restored as the Board cannot control owners'

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use of water. Owners can control how they water lawns and by fixing leaking faucets/toilets, etc. When you look at all those things, that is the increase that we get – some pluses and some minuses – but again I want to remind you the difference is from the Budget Committee's 5.26% to the Board's 5.93%

Q: Frank Gallagher (#604) – This is for Pat: Are Block Captain meetings still being planned?

A: Lenny Simmons – This Board's term ends June 30th. There's going to be an organizational meeting in the early part of July. This will go to the new Board and a decision will be made at that time.

Pat Traina – This was discussed at length with the current Board. Favorable to use some kind of "Block Captain" under a new name so it's not considered an authoritarian group but for information gathering that is helpful to new owners. New board will decide for the next fiscal year.

Q: Tom Covington (#2208) – Budget Committee recommended we do away with the answering service and meeting room money and have meetings at the South Pool – those are 2 things that stayed in the budget and notice we took \$5,000 out of landscaping; another \$500 and put it back into appliances & equipment. Please explain.

A: Tim - \$500 is the payment on the copy machine.

Lenny Simmons – Answering service – not a lot of money and the only alternative was to transfer calls to Tim. Such a minor amount the Board decided to keep it. The Meeting room – first of all for comfort and second, the South pool deck is full of termites. Tim is going to recommend to the new Board that it be removed.

IX: Meeting Adjourned