

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

Wednesday, February 27, 2013  
Twelfth Meeting of Fiscal Year 2012-2013

Board members:      Teva Ostarly absent  
Staff present:        Tim Munch, Jeff Adams

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**1.    CALL TO ORDER**

- Stephanie Prunty called the meeting to order at 6:35 pm at Unit 2704

**2.    MANAGER – Tim Munch**

**A.    Collection status for Special Assessments**

- For the Special Isaac Assessment initiated in January 2013 collections total \$219,383.96 (out of a total assessment of \$250,000); 217 owners have paid; 20 have still not paid

**B.    Work/repairs status**

- Fence repairs for Isaac damage are complete
- North Drive camera will be repaired this week; cost \$1,200
- new building signs, no parking signs are being installed weekly; sign replacement will continue until all wood building signs, no parking signs, speed limit signs have been replaced
- repairs and painting for both gazebos are complete
- all fencing along North Drive, and around the pools will now be painted for a consistent appearance; fences around the pools will be painted “cream” color to match poles and railings on gazebos
- on Thursday February 28, 2013 water will be shut off on the entire property beginning at 8:30 am; a valve for Building 20 is broken and has to be replaced; additionally, the plumber must make repairs to a water line caused by criminal damage to property [water line was drilled into, and a hose was connected from the water line into unit, through holes drilled into the outside of Building 20; JPSO will protect the plumber while repairs are being made, and ATCA will file a criminal complaint against the owner who caused the damage and is stealing water from the Association]

### **3. EXECUTIVE SESSION**

- Linda Harang moved, Lenny Simmons seconded that the Board enter “executive session” to discuss legal matters
- motion passed 6-0
- Board went into “executive session” at 6:55 pm
- Linda Harang moved, Lenny Simmons seconded that the Board exit “executive session”
- motion passed 7-0
- Board exited “executive session” at 7:00 pm

### **4. PERMITS – Sawese Bugbee**

#### **Unit 703 –**

- request to remove palm tree in front of unit; owner will replace with sod to landscape; work can be performed in-house; committee recommends approval
- Pat Traina moved, Lenny Simmons seconded to adopt committee recommendation
- motion passed 6-0

#### **Unit 2303 –**

- request to remove tree between driveways; tree is decayed and has damaged driveways; work can be performed in-house; committee recommends approval
- Pat Traina moved, Al Lafaye seconded to adopt committee recommendation
- motion passed 6-0

#### **Unit 2408 –**

- request to remove holly tree in “neutral ground” area; tree is not damaged but needs to be trimmed; work can be performed in-house; committee recommends rejection of request to remove the tree but agrees that the tree should be trimmed
- Pat Traina moved, Lenny Simmons seconded to adopt committee recommendation
- motion passed 6-0

### **5. BUDGET –**

- ad hoc committee will begin meeting next month to prepare budget for next fiscal year
- as is now the case every year, the renewal of our wind/hail insurance policy (in March) will have a significant influence and impact on our budget decisions

**6. INSURANCE –**

- Board heard presentations from two agents/agencies, our current agent/agency Eustis and a local competitor
- Board anticipates having to make changes in ATCA coverages due to increased premiums, primarily for wind/hail coverage
- both agents/agencies presented proposals that would result in ATCA moving all coverages from State Farm to one or more other carriers, to receive benefit of “group pricing”
- Board decided to hear presentations now, to have more time to react and make a decision once we get a premium quote from our present wind/hail carrier – which is expected within the next several weeks
- Board plans to hold an Open Meeting on March 27, 2013 to report on outcome of insurance review

**7. ADJOURN –**

- Lenny Simmons moved, Sawese Bugbee seconded that the meeting be adjourned
- motion passed 6-0; meeting adjourned at 9:20 pm
- next regular Board meeting is scheduled for Wednesday, March 20, 2013, at 6:30 pm; Open Meeting scheduled for March 27, 2013, to report on status of insurance coverage

Submitted for publication on the 28<sup>th</sup> day of February, 2013.

/s/ Linda S. Harang  
Linda S. Harang, Board Secretary  
Unit 602