

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

Wednesday, March 27, 2013  
Fourteenth Meeting of Fiscal Year 2012-2013

Board Members: All present  
Staff present: Tim Munch, Jeff Adams

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**1. CALL TO ORDER**

- Stephanie Prunty called the meeting to order at 6:30 pm, at the Golden Age Center

**2. MANAGER REPORT – Tim Munch**

**A. Isaac Repairs –**

- \$250,000 repairs from Isaac
- fence behind Bldg 32 not up yet, trees on owner land are in the way
- most of the damage was to fences, roofs, the gazebos, tree removal
- we have replanted or replaced most of the trees we lost, but have replanted some in more appropriate locations on the property

**B. Regular Building Maintenance –**

- regular building maintenance is on hold until Isaac repairs are complete
- staff are re-painting all the fencing around the pools to match new color on wrought iron posts and railings on gazebos
- staff are re-painting all North Drive fencing to match sections that have been replaced

**C. South Pool Deck –**

- South Pool deck has to be removed
- no decision yet on how to use the space

**D. Insurance status –**

- Tim Munch reported on quotes to renew wind/hail insurance; from past year carrier new premium would be \$341,000 just to renew (last year premium was \$247,000); fire/CGL premium is \$89,000 with State Farm

- new carrier is American Assurance Capital; annual premium will be \$267,000 for all coverages, including wind/hail
- new replacement value for property is \$29 million; \$85/sq ft; our estimate is that replacement cost is @ \$27 million
- flood insurance is separate; we have 40 separate policies, 1 for each building; total cost for all policies is \$47,000

### 3. **TREASURER REPORT – Teva Ostarly**

- presently have a net loss for the year of \$38,529
- loss is due to changing back to Crescent City Cutters (landscapers)
- presently have \$752,000 on hand, all accounts
- ad hoc budget committee will meet next week
- goal is to have proposed budget to present to the Board at April meeting

### 4. **Zack Fanberg, ATCA agent – Eagan Insurance Agency**

- had been handling ATCA comp policy; will now handle casualty, fire, wind/hail, D&O, crime policies
- wanted to improve on deductibles
- new, better aspects of coverage –
  - cut our deductible from \$50,000 to \$25,000 for non-named-storm damage
  - 5% calendar year deductible hurricanes only
  - tropical storm deductible is now \$25,000
  - any amount paid on 1 storm toward deductible is credit on any future storms in same calendar year
  - carrier is A-rated, “admitted” carrier (not surplus lines)
  - carrier specializes in condos, apartments, office/commercial property
  - our maintenance record and appearance of the property was used to get this carrier to agree to write our coverage
  - this carrier usually only insures condos less than 10 years old
  - carrier bought its own reinsurance for ATCA
  - we increased our excess CGL coverage from \$5 million to \$10 million
  - excess coverage was increased to reflect values of litigation losses in current market
  - we are rated as “commercial” because if there are more than 4 residential units in a building it has to have a commercial policy
  - 5% deductible is per value of each building
- reason we cannot consider being self-insured is requirements of banks, lending institutions for any owner with a mortgage, and to meet FHA standards

## 5. COMMUNITY RELATIONS – Pat Traina

- committee is inactive due to lack of funds
- looking for volunteers, especially for a “welcoming committee”
- if you want to volunteer, give your name to Tim or Pat
- looking for suggestions on how to use the space where the South Pool deck was removed
- also consider donations for use in that area (bench, table, etc)
- even if you are not interested in serving on the committee, please offer any suggestions you have, and how to finance the project

## 6. “OPEN MIKE”, OWNER QUESTIONS –

- Q: Now seeing roaches in unit, what is being done?  
A: We changed pest control company, from \$12,000 per year to \$2,100 per year; when you have a problem call/email Tim and report it; he will call the contractor to send out a technician to re-treat the unit
- Q: How much are we saving on insurance?  
A: About \$90,000 per year
- Q: When will the large hole near building 8 be repaired?  
A: It will be done this year; 3-4 sections cost \$15,000
- Q: Are we going to have a series of assessments?  
A: There has not been any decision or consideration of doing that.
- Q: If we have never flooded, why do we have to have flood insurance?  
A: Because banks, lenders, FHA require it.
- Q: Can a report be put on the ATCA web site to describe what the staff are working on?  
A: Yes, we can do that.
- Q: Who is on the budget committee and when does it meet?  
A: Last year we had a very unpleasant, unprofessional experience with that committee, so this year the Board decided to try something different – the Board appointed an ad hoc committee comprised of Stephanie Prunty (Board president, CPA), Teva Ostarly (Board Treasurer, CPA), Lenny Simmons (retired CAO, City of New Orleans, budget analyst), and Property Manager Tim Munch

- Q: When it rains what do our workers do?
- A: They paint indoors, clean gutters, repair equipment
  
- Q: Do the By Laws require committees to post Minutes?
- A: No, there is no such requirement in the By Laws for minutes of committee meetings, only Board meetings.

**7. ADJOURN –**

- The meeting was adjourned at 7:50 pm
- next Board meeting is scheduled for Wednesday April 24, 2013, at 6: 30 pm at Unit 2704

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

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