

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

Wednesday, August 28, 2013
Second Meeting of Fiscal Year 2013-2014

Board members present: Catherine Bayhi
Jimmy Defourneaux
Jeff Delaune
Al Lafaye
Teva Ostarly
Lenny Simmons
Pat Traina

Staff present: Tim Munch
Jeff Adams

1. Call to Order

- Teva Ostarly called the meeting to order at 6:35 pm at Unit 2701

2. Property Manager Report-Tim Munch

- Half of the street work has been completed; the other half should begin next week
- Building painting and repairs-Building 38 is completed; Building 39 is next; Unit 3824 balcony has been repaired
- Building Signage-Signs have been completed; waited for 3 ½ months for 4x4 posts which have finally arrived; completion of installation of signage should be finished soon
- The thunderstorm on August 22nd caused an electrical power surge and affected Buildings 15, 21, 23, 31 and 33. Tim believes it went through the Cox lines
- Trimming has begun on the property; yellow flags have been given to homeowners who requested them; there have been few complaints from the homeowners
- There are seven (7) trees that have been identified for removal; the cost will be \$7,350; priority will be given for those trees that break-up sidewalks and driveways; there are also some homeowners' complaints that there are trees that drop sap on some of their vehicles; the Permits Committee will consider these requests after hurricane season in December
- Pest Control-Tim has cancelled the contract with D&A Exterminating citing both his and homeowners dissatisfaction with the service; he contacted several other companies but only J & J Exterminating and Orkin gave him proposals. The J & J Exterminating proposal was to treat the interior and exterior for \$55, 440. The Orkin proposal was \$6,084 yearly for exterior treatment paid by the Association and an

optional \$50 per month interior treatment paid by homeowners ; Tim suggested that the staff do the exterior treatment using the \$5,500 budgeted and that homeowners be offered the optional special interior rate of \$50 per month. Catherine Bayhi moved and Jeff Delaune seconded to have the staff do the exterior pest control treatment and offer homeowners the \$50 rate for interior treatment offered by Orkin. Motion passed unanimously. Tim will get back with Orkin to further discuss their proposal.

- Tim is waiting to get final approval for FHA certification for Audubon Trace; all paper work has been submitted.

3. Committee Reports

A. Finance Committee-Catherine Bayhi

- Audit for 2012-13 is underway; report will be ready for review at the September Board meeting
- No financials for this month; she will present the financials in September

B. Permits-Al Lafaye

- No requests. Al will call committee meeting concerning tree removal in December after hurricane season

C. Social and Community Relations-Jimmy Defourneaux

- No homeowners have signed up for this committee; Tim will send out another request

4. Executive Session

- Pat Traina moved and Al Lafaye seconded to go into executive session to discuss legal matters; motion carried 7-0
- Lenny Simmons moved and Catherine Bayhi seconded to go out of executive session; motion carried 7-0

5. Old Business -None

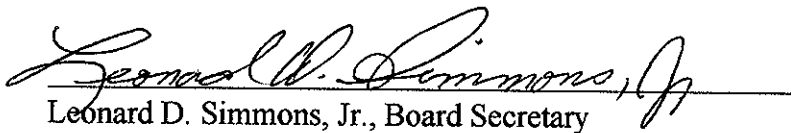
6. New Business

- Jeff Delaune stated that the Board should be doing more public relations; he volunteered to be the Board liaison with Tim and write articles in the Audubon Tracer; all Board members were in agreement with that suggestion and thanked Jeff for volunteering
- Jeff Delaune also volunteered to welcome all new homeowners
- Jeff Delaune also asked by the slippery steps; Tim said that the staff would start washing them down the first week in October before the holiday season begins
- The Board also discussed having a social in the fall; it was decided to discuss the issue at the September Board meeting and have the social sometime in November prior to Thanksgiving.

7. Adjournment

- Al Lafaye moved, Catherine Bayhi seconded that the meeting be adjourned
- Motion passed by a vote of 7-0; meeting adjourned at 8:05pm
- Next Board meeting is scheduled for Wednesday, September 25, 2013 at 6:30 pm at Unit 2701

Submitted for publication on the 12th day of September, 2013


Leonard D. Simmons, Jr., Board Secretary

Unit 3104