

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

Wednesday, September 25, 2013
Third Meeting of Fiscal Year 2013-2014

Board members present: Jeff Delaune
 Al Lafaye
 Teva Ostarly
 Lenny Simmons
 Pat Traina

Board members absent: Catherine Bayhi (out of town on business)
 Jimmy Defourneaux

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

- Teva Ostarly called the meeting to order at 6:35 pm at Unit 2701
- Lenny Simmons stated that the Board is in receipt of an email from Catherine Bayhi indicating that she is out of town on business and that she has given her general proxy to Jeff Delaune to vote for her in all matters that comes before the Board

2. Property Manager Report-Tim Munch

- Street repairs have been completed at a cost of \$25,000 which is \$5,000 below the estimated cost of \$30,000
- One half of the trimming on the property has been completed; a number of homeowners have not been satisfied with the work so Crescent City Cutters will have some of their other employees complete the work
- There was another power outage for ninety seconds. Tim has not heard of any major problems
- Painting has been finished on Building 38; Building 39 is next to be painted
- All steps are in the processed of being pressure washed; it should be completed in early October
- Street lights are out near building 8 and 11; in the processed of being fixed
- The financial audit for 2012-13 is nearly complete; Matt Roger of Roger and Associates, LLC. Will present the audit to the Board at the October meeting

3. Committee Reports

A. Finance Committee-Catherine Bayhi

- No report

B. Permits-Al Lafaye

- No requests

C. Social and Community Relations-Jimmy Defourneaux

- No report
- Suburban Terrace Association will be holding a “Night Out Against Crime” on Tuesday, October 15, 2013 at the Golden Age Center

4. Executive Session

- Lenny Simmons moved and Al Lafaye seconded to go into executive session to discuss legal matters; motion carried 6-0 (Jeff Delaune voting for Catherine Bayhi in favor of the motion)
- Pat Traina moved and Al Lafaye seconded to go out of executive session; motion carried 6-0 (Jeff Delaune voting for Catherine Bayhi in favor of the motion)

5. Legal Update-Pat Traina

- Pat Traina informed the Board that the Association is a party in the law suit of “Cheryl Vicari versus State Farm Fire and Casualty Company, Audubon Trace Condominium Association, Inc., Federal Emergency Management Agency
- After a discussion of the case, Lenny Simmons made the following motion, seconded by Al Lafaye: That the Audubon Trace Condominium Association, Inc. tenders the Association defense in the matter of Cheryl Vicari versus State Farm Fire and Casualty Company, Audubon Trace Condominium Association, Inc, Federal Emergency Management Agency to the law firm of McCranie, Sistrunk, Anzelmo, Hardy, McDaniel & Welch LLC; and, that the Board of Directors shall approve the final disposition of the case; motion passed 6-0 (Jeff Delaune voting for Catherine Bayhi in favor of the motion)

6. Old Business

- Tim gave the Board an update on the pest control service. Orkin will only offer their service to homeowners at a \$50 rate per treatment to the interior of their property if the Association has a contract to treat the exterior of the property. The cost to the Association is \$504 a month which is budgeted. On a motion by Pat Traina, seconded by Lenny Simmons the Board authorized the Property Manager to enter into a contract with Orkin to provide pest control service to the exterior of the property and an optional service of \$50 per treatment to

homeowners; motion passed 6-0 (Jeff Delaune voting for Catherine Bayhi in favor of the motion)

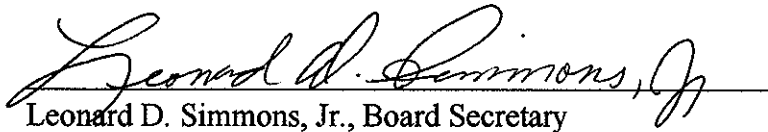
7. New Business

- Jeff Delaune, on behalf of Catherine Bayhi, expressed a concern about the estate sale that was held at Unit 2102 on September 7th and 8th. Those attending the sale parked everywhere on the property including in front of driveways. Catherine Bayhi wanted to know if Tim had been told about the sale. He said that no one had contacted him and that homeowners can have a sale within their units. Because Audubon Trace have private streets the Sheriff's office would not come into the property to tow vehicles unless they were blocking driveway
- Tim also wanted to inform the Board that there was a non-operating vehicle in Unit 804; the vehicle is owned by the owner of the Unit; a letter will be sent to the owner asking him to remove the vehicle or be fined

8. Adjournment

- Jeff Delaune moved, Al Lafaye seconded that the meeting be adjourned
- Motion passed by a vote of 6-0 (Jeff Delaune voted for Catherine Bayhi in favor of the motion; meeting adjourned at 8:35pm)
- Next Regular Board meeting is scheduled for Wednesday, October 16, 2013 at 6:30 pm at Unit 2701; the Open Board Meeting will be held on Wednesday, October 23, 2013 at the Golden Age Center at 6:30 pm
- There will be an Open Board Meeting for all homeowners on Wednesday, October 23rd at the Golden Age Center at 6:30 pm; the regular Board meeting will be rescheduled to Wednesday, October 16th

Submitted for publication on the 17 day of October, 2013


Leonard D. Simmons, Jr., Board Secretary
Unit 3104