

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

Wednesday, October 23, 2013  
Sixth Meeting of Fiscal Year 2013-2014

Board members present:       Catherine Bayhi  
  Jeff Delaune  
  Al Lafaye  
  Teva Ostarly  
  Lenny Simmons

Board member absent:       Jimmy Defourneaux  
  Pat Traina (working)

Staff present:                 Tim Munch  
  Jeff Adams

**1. Call to Order**

- Teva Ostarly called the Open Board meeting to order at 6:32 pm at Golden Age Center at Jefferson Playground

**2. Property Manager Report- Tim Munch**

- Street Repairs were completed in mid August around Buildings 6, 8 and 11 at a cost of \$25,000 which was \$5,000 under budget. There were two other bids that came at \$36,000 and \$37,000. The project was paid from the Reserves funds. There will be annual street repairs since the funds are budgeted in reserves. Linda Harang (Unit 602) asked whether the speed bumps will be replaced. Tim stated that that the budget included replacing the speed bumps if the board decided to do so. Ms. Harang urged the Board to do so in order to reduce the speed in the Trace
- All tree and shrub trimming is about 98%-99% completed; Tim is going over the punch list and there are 6 or 7 areas still to be completed. Tim reminded homeowners that the yellow flag system is still in use. If there are no yellow flags then the bushes will be trimmed. The work should be completed by the end of the week
- The painting of Building 38 is complete; all carpentry work has been completed on Building 39 and painting of the building will begin; work has begun on cleaning Buildings 12, 1 and 2; Painting the buildings is about 1 ½ to 2 years behind schedule mainly because of Hurricanes Katrina, Ike and Gustav.
- Electrical and water expenses are the highest cost next to insurance and salaries. Tim is testing a new LED street light which is only 25 watts. It is a white light as opposed to the

high pressure sodium lights which is more of a yellow light. The current lights cost around \$78 per bulb. It would reduce the energy cost for the Association but Tim wants to get homeowners reaction to the test light to see if it is bright enough. He does not want to sacrifice security and safety.

- The 2012-13 financial audit is complete. The audit also includes the expenses for Hurricane Isaac. It will be given to the Board at its next meeting for review and once approved will be posted on the Association's website.
- There has been a change in the pest control contract. The Association and many homeowners were not satisfied with the DA Pest Control service which provided both exterior and interior service. Tim went out to bid and only Orkin and J& J sent in proposals. J& J wanted \$55,000 to provide interior & exterior services. The Association felt that it was too expensive and decided to go with Orkin to provide exterior service only at a cost of \$6,200 per year. They are also offering to homeowners an exterior service at a special rate of \$50 per treatment. Homeowners are not required to take this offer and may use other companies if they decide to treat their exteriors

### **3. Treasurer Report – Catherine Bayhi**

- There is \$747, 848.62 in the reserve account; cash on hand is \$48, 459.78 and the year to date amount is \$568.30. There were no questions on the treasurer's report.

### **4. Committee Reports**

#### **A. Permits- Al Lafaye**

- No permit requests have been submitted to the committee

#### **B. Community Relations and Social – Jeff Delaune**

- Jeff Delaune stated that the Board had discussed the possibility of have a Christmas social in early December at the south pool. Teva Ostarly stated the \$1,200 had been budgeted for socials and that very little of those funds would be used for the party
- Tom Covington (Unit 2208) stated that he believed that there were no funds budgeted for socials and that other budget funds should not be used for the party; Teva Ostarly said that she would check the budget appropriation. Suzanne Mckamey (Unit 2204) had no problem having a social but condo funds should not be used for the party. Homeowners should bring the food and refreshments. Teva Ostarly said funds would be used to buy the Christmas trees and for refreshments. She believes that the helps with the community spirit at Audubon Trace. Linda Harang (Unit 602) stated that in the nineteen years that she has lived in Audubon Trace the last two years has been dismal in regard to community relations. Cathy Rotolo (Unit 1501) also agreed that there should be a holiday social to get to know your neighbors and enhance community spirit.
- Jeff Delaune agrees that having the social will help with community spirit and that the Board needs to spend its budget wisely.

## 5. Old Business- None

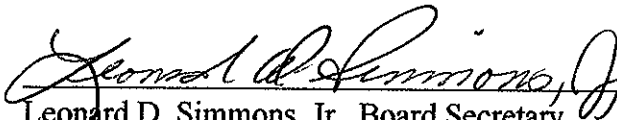
## 6. Questions and Answers

- Maria Zabalaoui (Unit 707) asked about the how the budget reserve account was doing. Teva Ostarly stated that collections were on target and that the reserve budget would be reviewed annually and if all the funds were not need then the budget for reserves could be reduced. Tim Munch said that Freddie Mac, Fannie Mae, and FHA determine the amount of reserves that has to be budgeted and that is approximately \$1,500,000. Tim also stated the cost of repairs after Hurricane Katrina was approximately \$800,000. Tim reminded homeowners that from now on the condo fees would consist of two parts: the operating budget and the reserve budget.
- Linda Harang (Unit 602) also stated that in addition to hurricane repairs, the reserve funds are used to do major repairs and replacements such as the replacement of all forty roofs at a cost of \$800,000. Both hurricane repairs and major repairs and replacements have to be budgeted in reserves.

## 7. Adjournment

- With no further questions, Teva Ostarly thanked everyone for attending.
- Lenny Simmons moved and Catherine Bayhi seconded that the meeting be adjourned
- Motion passed by a vote of 5-0; meeting adjourned at 7:05 pm
- Next Regular Board meeting is scheduled for Wednesday, November 13, 2013 at 6:30 pm at Unit 2701

Submitted for publication on the 16<sup>th</sup> day of January 2014

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