

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

Wednesday, November 13, 2013  
Seventh 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 special meeting to order at 6:37 pm at Unit 2701

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

- Street lights fixed between Buildings 8 and 11
- Carpentry completed on Building 12; painting on Building 39 will be completed in two weeks; carpentry will begin on Building 1
- Request has been made by homeowners in 1904 to have pine trees removed; Tim is getting quotes on removal and will send the information to the Permits Committee
- The abandoned car in front of Unit 804 is finally gone

**3. Treasurer's Report – Catherine Bayhi**

- It is too early in the month for the financials to be ready; they will be presented at the next Board Meeting

**4. Committee Reports**

**A. Permits- Al Lafaye**

- No request have been sent to the committee

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

- The Christmas Party will be held on Saturday, December 7<sup>th</sup> at 3 pm until 6 pm at the South Pool gazebo

#### **5. Special Order- Presentation of the 2012-13 Audit**

- Matt Roger of Roger and Associates, LLC presented to the Board the 2012-13 Audit; everything was in order and there were no recommendations made to the Board for corrective actions
- Catherine Bayhi moved and Pat Traina seconded to approve the audit; motion passed 7-0
- Teva Ostarly asked Tim to post the audit on the website

#### **6. Executive Session**

- Lenny Simmons moved and Catherine Bayhi seconded to go into executive session to discuss legal matters; motion carried 7-0
- Lenny Simmons moved and Jimmy Defourneaux seconded to go out of executive session; motion carried 7-0

#### **7. Old Business**

- There was a discussion on where “For Sale” signs can be placed at a unit; a homeowner wanted to post additional signs on the outside of their unit because they are in the back of the property and they had concerns that interested buyers will not see the sign. There is no change in the policy because sign placement is established in the bylaws

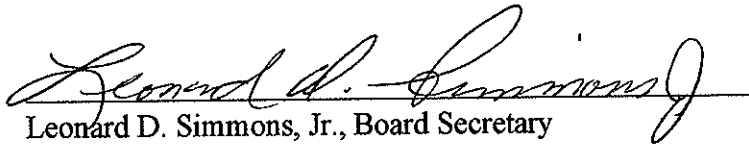
#### **8. New Business**

- There have been requests made by homeowners to reinstall the speed bumps on the newly repaired portion of the street. Lenny Simmons moved to reinstall the speed bumps; the motion died for lack of a second
- Linda Harang (Unit 602) has sent an email to the Board asking the members to look into changing the access to for the perimeter gates and swimming pools. She believes that the key pads are not working because too many people including those who do not live in Audubon Trace have the code. She recommends that we go back to keys or a card system. Jeff Delaune opposed the idea because of the cost; Teva Ostarly asked Tim to research the cost of different systems and present his findings along with his recommendation to the Board. If the Board decides to move forward it would have to be included in next year’s budget
- There has been a request by St. Vincent DePaul to hold a food drive for the needy during the holiday season at Audubon Trace

## 8. Adjournment

- Catherine Bayhi moved, Pat Traina seconded that the meeting be adjourned
- Motion passed by a vote of 7-0; meeting adjourned at 8:14 pm
- Next Regular Board meeting is scheduled for Wednesday, December 18, 2013 at 6:30 pm at Unit 2701

Submitted for publication on the 27<sup>th</sup> day of January 2014



Leonard D. Simmons, Jr., Board Secretary

Unit 3104