

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

Wednesday, December 18, 2013
Ninth Meeting of Fiscal Year 2013-14

Board members present: Catherine Bayhi
Jeff Delaune
Al Lafaye
Teva Ostarly
Pat Traina
Stephanie Prunty

Board member absent: Lenny Simmons(Teva Ostarly given voting proxy)

Staff present: Tim Munch
Jeff Adams

1. Call to Order

- Teva Ostarly called the Board meeting to order at 6:33 pm.
- Teva Ostarly asked Catherine Bayhi to take the minutes of the meeting.

2. Property Manager Report- Tim Munch

- There is a water leak near building 35 from an external busted pipe. The water will be shut off on December 19th at 8:30 am: a same day reconnect is anticipated.
- The fountain base in the courtyard was cracked and has been repaired.
- There is a possible leak at the north pool which will be investigated. It's possible the scrimmer box is cracked. The pump motor on the south pool will be changed and rebuilt for future use.
- All new signage for the buildings has been completed.
- The work on building 39 is near completion, building 12 will be next.
- Tim is pricing security options for the pool gates and the back gate.

3. Treasurer Report – Catherine Bayhi

- There is no Treasurer's report as the current financial statements have not been received.

4. Committee Reports

A. Permits- Al Lafaye

- *No report*

B. Community Relations/Social- Jeff Delaune

- Tim will send an updated new owner list to Jeff Delaune

5. Executive Session

- Pat Traina moved and Al Lafaye seconded that the Board go into executive session to discuss legal matters at 6:45 pm; motion passed.
- Executive session ended at 7:00 pm.

6. Old Business- None

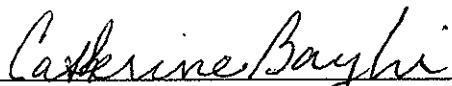
7. New Business

- Employee holiday time off was discussed. It was suggested that the employees' work day end at 2:30 Christmas Eve and they be given time off for Christmas day and the day after. This would be vacation or unpaid leave for hourly employees. Al Lafaye moved, Catherine Bayhi seconded, and the board voted to allow the time off.
- Also discussed were annual bonuses for the employees which are included in the current fiscal year's budget. In keeping with past practices, the board voted to give annual bonuses to the employees.
- Teva Ostarly welcomed Stephanie Prunty to the board. Stephanie replaces Jimmy Defourneaux who resigned.
 - It was clarified that future board meetings will be held on the last Wednesday of the month.

8. Adjournment

- With no further business, Teva Ostarly thanked everyone for attending.
- Al Lafaye moved and Pat Traina seconded to adjourn the meeting
- Motion passed, meeting adjourned at 7:19 pm
- Next Regular Board meeting is scheduled for Wednesday, January 29, 2014 at 6:30 pm at Unit 2701

Submitted for publication on the 26th day of January 2014



Catherine Bayhi, Acting Secretary and Treasurer

Unit 2303