

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

Wednesday, March 25, 2014
Twelfth Meeting of Fiscal Year 2013-14

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

Absent: Lenny Simmons (gave general proxy to Stephanie Prunty)

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

- Teva Ostarly called the Board meeting to order at 6:35 pm.

2. Property Manager Report- Tim Munch

- Cut down four trees, three that were uprooting driveways and one that was affecting a drainage line between Audubon Trace and Riverdale High School; stump grinding will occur soon; driveways that were uprooted because of those trees will be repaired
- Fixed leak in skimmer on North pool; cost was approximately \$650
- Building 26 is being painted
- Repaired two small roof leaks on Buildings 24 and 34
- Crew is two buildings ahead on carpentry and repair; trying to catch up on painting due to one of the painting crew members who been out ill

3. Treasurer Report – Catherine Bayhi

- The financials were not available due to technical difficulties (email issues)

4. Committee Reports

A. Permits- Al Lafaye

- No new requests have been sent to the committee

B. Community Relations/Social-Jeff Delaune

- Social to celebrate Audubon Trace's 30th Anniversary will take place on Sunday, May 18th from 1-5 PM; there will be minimum expenses; a flyer will be sent out to homeowner during the first week of May giving details

5. Executive Session

- Al Lafaye moved and Stephanie Prunty seconded that the Board go into executive session to discuss legal matters; motion passed.
- Pat Traina moved and Al Lafaye seconded that the Board go out of executive session; motion passed; Board went out of executive session at 6:55 PM

6. Old Business

- There was more discussion concerning speed bumps in Audubon Trace; some members are concerned about liability issues if they are removed; the Board will ask for owner feedback at the Open Meeting; it was also discussed to poll homeowners by email and other reasonable means

7. New Business

- A finance sub-committee of the Board was established consisting of Teva Ostarly, Stephanie Prunty, Catherine Bayhi and Jeff Delaune; the committee will meet at Tim's office on Wednesday, April 16th at 6:30 PM to review the operating and reserve budgets for 2014-15

8. Adjournment

- Al Lafaye moved and Pat Traina seconded to adjourn the meeting
- Motion passed: meeting adjourned at 7:35 PM
- The next Open Board meeting will be on Wednesday, April 23rd at 6:30 PM at the Golden Age Center
- Next Regular Board meeting is scheduled for Wednesday, April 30, 2014 at 6:30 pm at Unit 2701

Submitted for publication on the ____ day of April 2014

Jeff Delaune, Acting Board Secretary
Unit 3423