

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

Wednesday, April 23, 2014
Thirteenth Meeting of Fiscal Year 2013-14

Board members present: Jeff Delaune
 Al Lafaye
 Teva Ostarly
 Stephanie Prunty
 Lenny Simmons

Absent: Catherine Bayhi
 Pat Traina

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

- Teva Ostarly called the Open Board meeting to order at 6:32 pm.

2. Property Manager Report- Tim Munch

- The Trace lost a considerable number of plants and bushes because of the cold winter; some of the red tip photinias were also lost; the Trace will replace the dead bushes and plants during spring
- 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
- Metal fences have been replaced around some of the units; the cost was approximately \$4,000; the station that holds the pool equipment has also been replaced
- All lawns have been treated for weed control; this should make the lawns look better; planning to put more funds for landscaping next year; the weed control product has impact on some of the Indian hawthorns

3. Questions and Answers

- Paul Brown (Unit 208) wanted to know how many units are up for sale; Tim stated that there is usually an average of 13 units are up for sale and during the holiday it was up to 17 on the market; 3 units sold last month; since July 1st, 20 units have been sold; units with garages have been selling the best; there are some in the three story buildings that have been up for sale for 3 years; Tim also stated that there are 10 or 11 homeowners who are delinquent and that 4 units are up for foreclosures

4. Treasurer Report – Teva Ostarly

- Since Treasurer Catherine Bayhi was unable to attend the meeting, President Teva gave the report
- The Balance Sheet reflects \$76,000 in the operating account and \$573,000 in the reserve account; the March 2014 year to date financials showed \$860,000 in revenues and \$745,00 in expenses with a net income of \$125,000

5. Committee Reports

A. Permits- Al Lafaye

- Committee has only one request for a tree planting; it will be considered in May

B. Community Relations/Social-Jeff Delaune

- No report

6. Legal

- No report

6. Old Business

- The Audubon Trace Board would like to get homeowners' input on two topics: speed bumps and access keys versus key pads at the swimming pools and perimeter gates
- Roma Gibson King (Unit 406) stated that removal of the speed bumps would be insane and are essential to slowing vehicles down; Hank Marcel (Unit 1904) believes the speed bumps are too high and they really don't slow down vehicles; he recommends they be kept but lowered; Robert Hoffman (Unit 2603) supports to keep speed bumps; they are the only "police officer" to try to reduce the speed; he says if they are removed, they are gone forever; he especially concerned on the straight-a-ways; Lisa Tetlow (Unit 1704) says that the speed bumps are too high and the stop signs are placed too far back; Linda Harang (Unit 602) states that the speed bumps were installed because a pedestrian was hit by a car; she believes that they should be higher like the ones at Elmwood Shopping center; since Audubon Trace does not have sidewalks, people and their pets walk in the streets; she also states that since the speed bumps have been in place for over 10 years, their removal could affect our insurance; she also states that their removal would be a risk management and a litigation issue; Teva Ostarly (Unit 2701) is concerned about the speed that the service vehicles drive through Audubon Trace; she says that they shake her whole building and maybe the speed bumps should be lowered; Brenda Bell (Unit 3824) believes that the speed bumps should be lowered; Lisa Tetlow (Unit 1704) believes that

the Trace should limit the weight of the trucks that enter the property- Teva stated that we cannot stop the UPS/FEDEX, water and garbage trucks from entering our property; Floyd Courtade (Unit 2302) asked for a show of hands of those present who wanted to keep the speed bumps-a majority of the homeowners present wanted to keep the speed bumps

- President Teva then asked the homeowners present their views on access keys versus keypads- Robert Hoffman (Unit 2603) has concerns about people who do not leave at the Trace using the pool and also explained how easy it is to access the pool area without a key or know the code on the keypad; Hank Marchal (Unit 1904) stated that if the code on the keypads were changed more often the we would not have a problem; Sue Marchal (Unit 1904) mentioned that the back gates going out of the property frequently do not close automatically and need to be pushed closed-Tim will check into that; Cathy Simmons (Unit 3104) believes that changing the access to the pools from keypads to a key lock system does not really address the problem; it is up to the homeowners to make sure that their guest using the pools know the rules and be responsible for their actions; if the guests violate the rules then the homeowners should be fined; Linda Harang (Unit 602) is in favor of going to a key access system with a key that cannot be duplicated both at the pools and the back gates; she is concerned about the teenagers who do not live here getting the keypad code and using the pools and going through the property; if the Trace does not go to a key lock system, she recommended that the codes be changed monthly and during the summer (Memorial Day through Labor Day) that the code be changed every other week so only the owners have the code; she says that is a lot more work for Tim and his staff to inform the homeowners of the code change that often; she also said that leaving things the way they are could be a liability issue; Jan Lapre (Unit 601) wanted to know if there could be a homeowners section only on the Audubon Trace website to disseminate the code changes; Tim stated that many people including financial institutions and real estate agents used our website but he will check into the feasibility of having a homeowners section only

7. New Business

- Sue Marchal (Unit 1904) stated that elm trees on the front driveway are doing well but the holly trees are not doing well since they planted too close to the elms; she wanted to know could they be moved now or wait until they are larger and will cost more to move them; Tim stated that there are places on the property where they could be transplanted; President Teva said that she will bring this up a the Board meeting
- Lisa Tetlow (Unit 1704) stated that since the swimming pools are our biggest liability we need to make sure that there are no glass bottles, unaccompanied children and diving into the pool; she believed that the signs ought to be bigger explaining the rules; President Teva that this is a problem but that homeowner should monitor the situation and tell people to obey the rules; she believes that the signs are large enough
- Sue Marchal (Unit 1904) requests that the board minutes be posted more timely so that homeowners can kept informed of what has been decided by the Board
- Ginger Arata (Unit 2601) wanted to know whether Audubon Trace can be reclassified as residential instead of commercial for insurance purposes; Tim stated that he has talked to insurance companies about this but it is the underwriters that determine the classification

and keeps it as commercial because of liability issues; he did say that the insurance premiums for 2014-15 stayed the same

- Tom Covington (Unit 2208) want to know how much were homeowners delinquent in there condo fees; Tim stated that the delinquencies amount to about \$70,000 with about \$15,000 that was 90 days or more; after 90 days the water is turned off and after 6 months a lien is placed on the property and legal proceedings begin
- Tom Covington (2208) also wanted to know when homeowners would see the proposed 2014-15 budget; President Teva stated that the subcommittee report on the budget would be presented to the full Board on April 30th for its review and recommendations; once this is done a copy of the proposed budget would be sent to the homeowners sometime in May for their review and there would be an open meeting called to get homeowner input; the Board then would adopt the budget for 2014-15 after hearing from the owners

8. Adjournment

- President Teva thanked everyone for attending
- AL Lafaye moved and Stephanie Prunty seconded to adjourn the meeting; motion adopted; the meeting was adjourned at 7:26 PM
- The 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 May 2014

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