

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

Wednesday, April 30, 2014  
Fourteenth Meeting of Fiscal Year 2013-14

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

Staff present:                     Tim Munch  
   Jeff Adams

**1. Call to Order**

- Teva Ostarly called the Board meeting to order at 6:36 pm.

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

- Painting Building 2; Buildings 14, 29 and 30 are next
- Porch was repaired on Unit 2601
- Jefferson Parish removed two trees in the right-of-way

**3. Report of the Budget Subcommittee**

- Tim and Teva presented the budget subcommittee recommendations for the 2014-15 operating budget and reserve budget
- There will not be an increase in condominium fees for 2014-15
- Stephanie Prunty moved and Pat Traina seconded that the proposed operating budget be recommended; motion carried unanimously
- Pat Traina moved and Al Lafaye seconded that the proposed reserve budget be recommended; motion carried unanimously
- President Teva asked Tim to send all homeowners copies of the recommended budgets for their review and set up an open board meeting to get homeowners' input prior to final adoption of the budgets for 2014-15

**4. Committee Reports**

**A. Permits- Al Lafaye**

- No new requests have been sent to the committee

## **B. Community Relations/Social-Jeff Delaune**

- Jeff Delaune asked Board members to help with the 30<sup>th</sup> Anniversary Celebration of Audubon Trace on Sunday, May 18, 2014; Teva, Pat, Al and Stephanie will meet with Jeff and Tim to make the arrangements for the celebration

## **5. Executive Session**

- Lenny Simmons moved and Stephanie Prunty seconded that the Board go into executive session to discuss legal matters; motion passed.
- Lenny Simmons moved and Al Lafaye seconded that the Board go out of executive session; motion passed

## **6. Old Business**

- After getting homeowners' input on the speed bumps, the Board decided to keep the speed bumps in Audubon trace
- As for the key locks versus key pads, President Teva asked Tim to get an estimate on installing locks with non duplicating keys at the pools and perimeter gates before the Board makes a decision on this issue

## **7. New Business**

- Pat Traina thought that it would be appropriate to have a couple of benches in the area next to the south pool where the deck use to be; the Board liked the idea and asked Tim to get estimates on the benches

## **8. Adjournment**

- Catherine Bayhi moved and Stephanie Prunty seconded to adjourn the meeting
- Motion passed: meeting adjourned at 8:10PM
- The next Open Board meeting is tentatively scheduled on Wednesday, June 4<sup>th</sup> at 6:30 PM at the Golden Age Center to discuss the recommended budgets for 2014-15 and to meet the candidates for the Board if there are sufficient candidates to have an election
- The next Regular board meeting will be determined at a later date
- The Annual Open Board Meeting will be held on Wednesday, June 25<sup>th</sup> at 6:30 PM at the Golden Age Center

Submitted for publication on the \_\_\_\_ day of May 2014

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