

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

Wednesday, May 28, 2014
Sixteenth Meeting of Fiscal Year 2013-14

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

Absent: Catherine Bayhi
 Pat Traina (general proxy given to Teva Ostarly)

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

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

2. Candidates for Audubon Trace Board

- Tim announced that five (5) homeowners have submitted an application to run for the Audubon Trace Board; they are:
 1. Jason Calmes (Units 804 and 603)
 2. Al Lafaye (Unit 302)
 3. Leonard Simmons (Unit 3104)
 4. Pat Traina (Unit 501)
 5. Linda Harang (Unit 602)
- Tim will verify that all of the candidates want to run for the Board; four (4) will be elected; the cost for the election will be \$2,500-\$3,000; this expense is budgeted

3. Property Manager's Report – Tim Munch

- Painting on Building 23; Completing Building 2 and pressure washing Building 12
- New codes are in place for swimming pools and perimeter gates
- Landscapers will be replanting beds at the front and back entrances
- Tim will get estimates to replace the broken pool furniture; it has lasted for eight years; funds budgeted in next year's capital reserve budget
- Audubon Trace's 30th Anniversary party was a huge success; over 60 homeowners attended

4. Treasurer's Report – Stephanie Prunty

- Revenues and expenditures for this year are on budget

5. Committee Reports

1. Landscaping – Al Lafaye

- No report

2. Community Relations – Jeff Delaune

- Landscaping around many of the units look fantastic

6. Executive Session

- Lenny Simmons moved and Al Lafaye seconded that the Board go into executive session to discuss legal matters; motion passed.
Al Lafaye moved and Stephanie Prunty seconded that the Board go out of executive session; motion passed; executive session ended at 7:15pm

7. Old Business

- None

8. New Business

- The 2014-15 budgets will be voted on after the Open Board meeting on June 4, 2014
- The Organizational Board Meeting for the 2014-15 year will be held on Wednesday, July 2, 2014 at a place to be determined

9. Adjournment

- Lenny Simmons moved and Stephanie Prunty seconded to adjourn the meeting
- Motion passed: meeting adjourned at 7:25 pm
- The next Open Board Meeting will be held on Wednesday, June 4, 2014 at 6:30 pm at the Golden Age Center to discuss the recommended 2014-15 budgets and to meet the candidates for the Board if there are more than four candidates
- The Annual Open Board Meeting will be held on Wednesday, June 25 at 6:30 pm at the Golden Age Center

Submitted for publication on the ____ day of June 2014

Leonard D. Simmons, Jr. Board Secretary
Unit 3104