

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

Wednesday, June 4, 2014
Seventeenth Meeting of Fiscal Year 2013-14

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

Absent: Catherine Bayhi

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

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

2. Candidates for Audubon Trace Board

- The candidates for the Audubon Trace Board of Director were introduced to the homeowners and each explained why they would like to be on the Board; the candidates 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)
- Four candidates will be elected and introduced at the Annual Meeting on June 25, 2014

3. Property Manager's Report – Tim Munch

- Tim estimated that around \$30,000 will be spent on roads and sidewalks during the next fiscal year
- The painting on Building 23 is nearing completion; Building 14 is being pressured washed; Buildings 29 and 30 will be repaired and painted in July or August depending on the weather

4. 2014-15 Budget Presentation and Discussion

- Tim and Teva Ostarly presented the recommend 2014-15 operating and reserve budgets to the homeowners present; copies of the recommended budgets were sent to all homeowners along with the schedule of condo fess for 2014-15
- There will be no increase in condo fees for 2014-15

- A number of homeowners asked questions about items in the recommended budget; Tim and Teva answered their questions

5 Open Meeting Adjournment

- Lenny Simmons moved and Pat Traina seconded to adjourn the open meeting and reconvene the board meeting to discuss and approve the 2014-15 operating and capital reserve budgets at Unit 302
- Motion passed: open meeting adjourned at 7:15 pm
- Teva Ostarly thanked everyone for attending

6. Approval of 2014-15 Budgets

- After reconvening the Board meeting in Unit 302, the Board was ready to consider the proposed budgets
- Pat Traina moved and Stephanie Prunty seconded to approve the recommended operating and capital reserve budgets for 2014-15; motion passed by a vote of 6-0

7. Adjournment

- Stephanie Prunty moved and Pat Traina seconded to adjourn the meeting; motion passed 6-0; the meeting adjourned at 8:00 pm
- The Annual and Final Meeting for 2013-14 will be held on Wednesday, June 25, 2014 at the Golden Age Center where the newly elected Board Members will be introduced and where Tim Munch will give his State of the Trace

Submitted for publication on the ____ day of June 2014

Leonard D. Simmons, Jr. Board Secretary
Unit 3104