

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

Wednesday, June 25 2014
Eighteenth and Final Meeting of Fiscal Year 2013-14

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

Absent: Catherine Bayhi
 Leonard Simmons (medical appointment)

Staff present: Tim Munch
 Jeff Adams

1. Call to Order

- Teva Ostarly called the Annual Open Board meeting to order at 6:30 pm

2. New Elected Audubon Trace Board Members

- Teva Ostarly announced that the following individuals were elected to the 2014-15 Board:
 1. Jason Calmes (Units 804 and 603)
 2. Al Lafaye (Unit 302)
 3. Leonard Simmons (Unit 3104)
 4. Pat Traina (Unit 501)

- Teva thanked Catherine Bayhi for her service on the Board as Treasurer for 2013-14

3. Treasurer's Report-Teva Ostarly

- Teva Ostarly presented the May 2014 financials
- There are \$600,000 in reserves and \$65,000 cash on hand in the operating account
- Gary Vincent asked Tim to give the homeowners a legal update; Tim stated that there are pending liens and litigation on three units

4. State of the Trace Report – Tim Munch

- Installation of new building signs completed
- Balcony on Unit 3824 replaced
- New pest control service with Orkin started; exterior service only
- There is a flood claim still pending

- LED lights will be installed in the street lights starting next fiscal year (2014-15)
- The fountain was resealed and painted
- The leaks at the North Pool were repaired
- Broken water lines were repaired at Buildings 22 and 35
- A new air conditioning system was installed for the Administrative Office
- A timer was added to the South Pool to conserve energy; a timer will be added to the North Pool in July
- Had a very successful 30th Anniversary Party
- The 2014-15 election was the first one since 2011
- Teva Ostarly opened the floor for questions; there were none

5. Adjournment

- Pat Traina moved and Al Lafaye seconded to adjourn the meeting; motion passed 5-0; the meeting adjourned at 6:38 pm
- The Organizational Meeting of the 2014-15 Board will be held on Wednesday, July 2, 2014 at a place to be determined to elect officers, determine terms and establish fines and committees for 2014-15

Submitted for publication on the ____ day of June 2014

Leonard D. Simmons, Jr. Board Secretary
Unit 3104