

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

Wednesday, August 27, 2014
Second Meeting of Fiscal Year 2014-15

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

1. Call to Order

- Teva Ostarly called the Board meeting to order at 6:34 pm.

2. Property Manager Report- Tim Munch (submitted via email – vacation) read into minutes by Teva Ostarly

- Tree trimming began August 18th and should last 4-6 weeks weather permitting
- Pine trees on top of main drain lines are slated for removal along with cypress trees that are causing problems; removal will be prioritized as the budget allows
- South pool gazebo fan was replaced
- Street repairs have been contracted with EMSCO
- The north pool's main drain valve was leaking and has been repaired
- Pool furniture was delivered July 10th
- North pool gate closing spring is broken and is in the process of being replaced
- Workers Comp has completed the payroll audit for fiscal year ending June 30, 2014
- Matt Roger and Associates are currently conducting the annual audit

3. Treasurer's Report – Stephanie Prunty

- The financials were submitted previously to the board members
- No anomalies were noted
- Lenny Simmons moved and Pat Traina seconded to approval the financials
- Motion passed

4. Committee Reports

A. Permits- Al Lafaye

- Request to change common elements – install reed fencing on inside of patio lattice; motion to deny request passed
- Request to change common elements – plant Louisiana Red in front of unit; motion to deny request passed
- Request to change common elements – remove Crepe Myrtle between driveways; motion to approve passed

- Request to change common elements – removal of Cypress tree in front of unit; motion to approve passed
- Stephanie Prunty moved and Lenny Simmons seconded to approve the Committee's recommendations
- Motion passed

B. Community Relations/Social – Lenny Simmons

- Five owners have joined the committee
- Goals for this year include a campaign to keep the Trace beautiful, establish a welcoming letter and the potential for a social gathering

5. Executive Session

- Lenny Simmons moved and Stephanie Prunty seconded that the Board go into executive session to discuss legal matters; motion passed.
- Board entered Executive Session at 6:59 PM
- Lenny Simmons moved and Stephanie Prunty seconded that the Board go out of executive session; motion passed
- Board exited Executive Session at 7:23 PM

6. Old Business

- Jason Calmes led a discussion about South gate access by vehicles when the gate is closed
- Various members commented on a problem with vehicles approaching the gate when it is closed, occupants exiting the vehicle, entering through the pedestrian gate to then open the vehicle access gate
- This practice is unsafe, exposes the Trace to undue liability, and is prohibited
- Jason Calmes moved and Stephanie Prunty seconded that a sign be installed on the gate to indicate proper use
- Motion passed

7. New Business

- None

8. Adjournment

- Lenny Simmons moved and Pat Traina seconded to adjourn the meeting
- Motion passed: meeting adjourned at 7:45
- The next Regular board meeting will be held on Wednesday, September 25th at 6:30 PM

Submitted for publication on the 30 day of August 2014



 Jeffrey Delaune, Board Secretary Unit 3423