

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

Wednesday, September 24, 2014
Third Meeting of Fiscal Year 2014-15

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

1. Call to Order

- Teva Ostarly called the Board meeting to order at 6:42 pm.

2. Property Manager Report- Tim Munch

- Maintenance
 - Building 30 has been pressure washed.
 - Building 30 carpentry repairs have begun
 - Painting has start on bldg. 29
 - Authement Iron Works is repairing/replacing iron fencing at several locations on the property
- Landscaping
 - Permits Committee will meet in October to discuss any request for "Changes" and report to the Board at the October Board Meeting
 - Crescent City Cutters is wrapping up the fall trimming. Tim will do a punch list before they are paid.
 - Tim has been speaking with Crescent City Cutters about tree and shrub planting for December/January
- Streets
 - EMSCO tells me that street/driveway/sidewalk repairs should begin in October.
- Pools
 - Authement Iron Works has replaced closer on North Pool entrance gate.

3. Committee Reports

A. Permits- Al Lafaye

- One request was submitted to the committee and tabled until next meeting;

B. Community Relations/Social – Lenny Simmons

- Committee is drafting a letter to be used to welcome new homeowners
- Volunteers will personally introduce and welcome new neighbors to the Trace

- Campaign is underway to instill pride in our neighborhood and to keep the Trace beautiful
- Issues concerning garbage bags being left out at inappropriate times and loose garbage are being addressed
- Fall social is scheduled for 12/14/14 – details to follow in subsequent notice
- Spring open houses are tentatively being discussed as a great way to meet our neighbors
- Next committee meeting is scheduled for 10/15/14
- Homeowner, Fred Kirchgraber asked if he could once again lead a food drive for St. Agnes. Board approved.

4. Executive Session

- Lenny Simmons moved and Stephanie Prunty seconded that the Board go into executive session to discuss legal matters; motion passed 6-0
- Board entered Executive Session at 7:22 PM
- Lenny Simmons moved and Al Lafaye seconded that the Board go out of executive session; motion passed 6-0
- Board exited Executive Session at 7:42 PM

5. Treasurer's Report – Stephanie Prunty

- August financial reports were presented
- Total Checking/Savings \$59,071.30
- Reserves \$752,808.91
- Lenny Simmons moved and Al Lafaye seconded that the Board approve the financials as presented; motion passed 6-0

6. Old Business

- Jason Calmes revisited previously approved action to place signs on South vehicle gate. The Board discussed the pros and cons of having a sign designating the gate as exit only. It was agreed to table any action at this time.


7. New Business

- None

8. Adjournment

- Lenny Simmons moved and Pat Traina seconded to adjourn the meeting
- Motion passed 6-0: meeting adjourned at 8:13 PM
- The next Regular board meeting will be held on Wednesday, October 22nd at 6:30 PM

Submitted for publication on the 17 day of October 2014



 Jeffery Delaune, Board Secretary Unit 3423