

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

Wednesday, October 22, 2014
Fourth 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 6:35pm.

2. Property Manager Report- Tim Munch

- Maintenance
 - Carpentry work continuing on bldg. 30. Found some old stud damage on patio/balcony units 3012/22
 - Painting continuing on bldg. 29
 - Burnt out High Pressure Sodium street lights are being replaced with the more efficient LED bulbs
 - Replaced iron work has been primed and painted
- Landscaping
 - Permits Committee met on Tue. October 14th-see Committee Reports below
 - Crescent City Cutters completed trimming of the property
 - Proposal for planting and pricing of replacement trees should be ready for November meeting
- Streets
 - EMSCO to start street repairs by the end of October. Owners directly impacted will be notified of dates and times of repair schedule
- Plumbing
 - Gresse Plumbing has completed sewer line clean out location and cover replacement throughout the property
- Pools
 - Since new gate code has been implemented we have had no problems
- Audits
 - 2013/14 audit will be ready for Board Review during the November meeting

3. Committee Reports

A. Permits - Al Lafaye

- Committee met on Tuesday, October 14th at the South Pool Gazebo at 6:08pm
- Unit 702 , request to remove Crepe Myrtle between driveways of units 702 and 703;
 - Discussion centered around the limited space between these driveways and the potential of trees to UC1llagc them
 - Committee voted to approve the request at no cost to the owners however, no other trees shall be planted in this space; the area can be utilized as a garden or shrub could be planted upon request
- Unit 1904, request to install Solar Powered Lights on the Outside Rear Patio Fence Posts facing the common elements
 - Owner requested lighting for guest who arrive after dusk
 - Point was raised that this is not a designated walkway and people should not be walking in the area after dark
 - Existing lighting can be directed to illuminate the area if security is a concern
 - Committee voted to deny the request
- Meeting was adjourned at 6:15pm
- Lenny Simmons moved and Stephanie Prunty seconded that the board approve the committee's recommendations; motion passed 6-0

B. Community Relations/Social- Lenny Simmons

- Committee will host a Holiday Party on 12/14/14 at from 1:00 pm until sunset at the South Pool. Additional detail will follow in a separate flyer
- A letter to welcome new owners is in its final draft stages
- Plans for a spring event along the lines of a parade of homes/open house are in the works
- Committee is working on a beautification project for Audubon Trace

4. Executive Session

- Lenny Simmons moved and Jason Calmes seconded that the Board go into executive session to discuss legal matters; motion passed 6-0
- Board entered Executive Session at 7:00PM
- Lenny Simmons moved and Stephanie Prunty seconded that the Board go out of executive session; motion passed 6-0
- Board exited Executive Session at 7:22PM

5. Treasurer's Report – Stephanie Prunty

- Reserve account is funded at \$752,000 with a goal of reach \$1MM
- EMSCO (street repairs) will be deducted from the reserve account (as budgeted)
- Budget is on target for the year
- Cash on hand is approximately \$59,000
- No out of the ordinary expenditures
- Lenny Simmons moved and Al Lafaye seconded that the board approve the financial as reported for August 2014; motion passed 6-0

6. Old Business

- No action will be taken at this time regarding signage or changes to the back gate

7. New Business

- Tree cutting to remove problem trees affecting drainage and sewer lines was proposed
- Lenny Simmons moved and Pat Traina seconded to approve the remove these trees; motion passed 6-0

8. Adjournment

- Lenny Simmons moved and Stephanie Prunty seconded to adjourn the meeting
- Motion passed 6-0: meeting adjourned at 8:28PM
- The next Regular board meeting will be held on Wednesday, November 26th at 6:30PM

Submitted for publication on the 12 day of November 2014



Jeffery Delaune, Board Secretary Unit 3423