

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

Wednesday, December 17, 2014

Fifth Meeting of Fiscal Year 2014-15

Board members present:

Jason Calmes
Al Lafaye
Teva Ostarly
Stephanie Prunty
Pat Traina

Board members absent:

Lenny Simmons (Proxy: Stephanie Prunty)
Jeff Delaune (Proxy: Jason Calmes)

1. Call to Order

Teva Ostarly called the Board meeting to order at 6:39 pm.

2. Property Manager Report

Carpentry work on bldg. 30 completed.

Carpentry work on bldg. 7 has begun.

Painting continuing on bldg. 29.

All the wooden steps on the 10 - 3 story buildings have been pressure washed and sealed (prior to Thanksgiving).

All stepping stones walkways have been checked and leveled.

All exterior security lighting has been checked and burnt out bulbs have been replaced.

Most of the exposed tree stumps, exposed tree roots, and cypress knees have been ground down below ground level.

All of the gutters on the 10- 3 story building have been cleaned now that the pine trees have been removed.

Crescent City Cutters has completed fall/winter planting at front and rear drive planter boxes.

Crescent City Cutters has purchased new shrubbery and trees for various locations on the property.

Plantings should be done by Friday (12/19).

Areas that regularly have no grass during the summer have been seeded with rye grass for the winter.

EMSCO street work has been completed.

Units 305 and 304 have a small leak in their 1 ½" water service line. Repairs will be done after the holidays.

Fountain pump has been replaced.

3. Committee Reports

Permits: No requests

Social: The recent party was a success and was well-received.

4. Executive Session

Pat Traina moved, Al Lafaye seconded that the Board enter executive session to discuss legal matters; motion passed.

Board entered Executive Session at 6:57 PM

Pat Traina moved, Al Lafaye seconded that the Board exit executive session; motion passed.

Board exited Executive Session at 7:15 PM

6. Old Business

None

7. New Business

Audit Draft Report was discussed. Audit Draft Report was approved.

Annual bonuses for the employees, which are included in the current fiscal year's budget, were discussed. The board unanimously voted to give the budgeted annual bonuses to the employees.

8. Adjournment

Al Lafaye moved and Pat Traina seconded to adjourn the meeting, motion passed.

Meeting adjourned at 7:31

The next Regular board meeting will be held on Wednesday, January 28th at 6:30 PM

Submitted for publication on the 11 day of February 2015

Jason Calmes, Unit 603