

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

Wednesday, August 26, 2015

Fourth Meeting of Fiscal Year 2015-16

Board members present:

Jason Calmes
Al Lafaye
Teva Ostarly
Stephanie Prunty
Lenny Simmons
Pat Traina

Board members present:

Sawese Bugbee

1. Call to Order

Stephanie Prunty called the Board meeting to order at 6:38 pm.

2. Property Management Report

Reviewed, no issues.

3. Committee Reports

Finance: Lenny Simmons, Al Lafaye seconded a motion to approve the July financial report. Motion passed unanimously.

Permits: None.

Social: None.

4. Executive Session

At 7:03, Lenny Simmons moved, Teva Ostarly seconded the motion to enter Executive Session. Motion passed unanimously.

At 7:27, Lenny Simmons moved, Teva Ostarly seconded, the motion to move out of executive session. Motion passed unanimously.

5. Old Business

None

6. New Business

None

7. Adjournment

Al Lafaye moved, Teva Ostarly seconded to adjourn the meeting, motion passed unanimously.

Meeting adjourned at 7:33 PM.

The next Board meeting will be held on Wednesday, September 23rd.

Submitted for publication on the 9th day of September 2015.

Jason Calmes, Unit 603

From: [Audubon Trace Condominium Assn](#)
To: [A.E. Lafaye \(aelafaye@aol.com\)](mailto:A.E.Lafaye@aol.com); [Jason Calmes \(jasoncalmes@gmail.com\)](mailto:jasoncalmes@gmail.com); [Leonard D Simmons](#); [Pat Traina \(ptraina@bellsouth.net\)](mailto:ptraina@bellsouth.net); [Sara Bugbee \(sawese.bugbee@gmail.com\)](mailto:sawese.bugbee@gmail.com); [Stephanie Prunty \(smprunty@aol.com\)](mailto:smprunty@aol.com); [Teva Ostarly \(ostarly@cox.net\)](mailto:ostarly@cox.net)
Subject: Property Manager Report
Date: Friday, August 21, 2015 8:25:30 AM

ATCA Board of Directors,

Property Managers Report for Board Meeting of August 26, 2015:

- 1) Building 32 has been pressure washed.
- 2) Building 32 carpentry work should began soon weather permitting.
- 3) Buildings up for Maintenance this fiscal year are building 32, 33, 18, 16, 31, 28, 27, and 11
- 4) Building 26 Carpentry work is complete.
- 5) Building 26 is being painted.
- 6) Building 31 decks have been pressure washed.
- 7) Building 10 Decks have been pressure washed.
- 8) Fountain Pump broke, the motor is under warranty and is in the process of being replaced.
- 9) Stepping stones were removed from between building 5 and 6 as precaution to tripping hazards. We will consider putting a sidewalk in that area if necessary.
- 10) Unfortunately we lost many plants and a couple of trees to the 48 days of 95 degree heat and no rain. We will consider replacing them in December/January.
- 11) 3 units have broken water heaters (building 22 and 24). Fortunately no water go into any units. Leaks were confined to pans and drained trough outside drain lines.
- 12) We tried hiring a part time guy to do pools and other odds and ends, but he did not work out. We are looking for someone for this position (about 20 hours per week).
- 13) Unit owner of 2003 has contacted Jefferson Parish DA's Office and informed them that he has not been paid for damages caused by Eli Lucas and that he has pictures of Eli stealing water. These are all violations of Eli's probation. DA's office has asked if everyone involved is available to go before Judge Roland to see if these are violations of Eli probation. If so, we will see what happens.
- 14) We are in the process of pricing a new a Camera System, to include the pools. The old system we have stops working intermittently.

Thanks

Tim Munch

Property Manager

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