

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Tuesday, November 22, 2016

Fourth Meeting of Fiscal Year 2016-17

Meeting Information

Board Members	Present	Absent	Proxy
Sawese Bugbee	√		
Jason Calmes (Secretary)	√		
Al Lafaye (Vice President)	√		
Teva Ostarly	√		
Stephanie Prunty (President)	√		
Lenny Simmons	√		
Pat Traina	√		
<i>Total</i>	7	0	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff

Meeting Information

Unit 2704
Tuesday, November 22, 2016, 6:30 p.m.

Non-Standard Items

Tax Lien Purchase

Next Meeting

Wednesday, January 25, 2016, 6:30 p.m., Unit 2704

Motion Summary

ID	Passed?	Description
2016.4.1	Yes	On the advice of counsel, Audubon Trace shall purchase the tax lien on Unit 2002.

Motion Voting Detail

ID	Passed?	Moved	Seconded	Yea	Nay	Abstain	Absent
2016.4.1	Yes	Traina	Simmons	7	0	0	0

Notes

The Audubon Trace Board Minutes reflect a presupposition of general consensus. Procedural motions, standard operations, and other minor matters are not recorded in the motion summary unless they depart from this presupposition regardless for how this consensus revealed itself, for example, through an informal vote.

Motions are summarized, as well, in a Motion Log held by the Association.

“Absent” means absent without naming a valid proxy.

Call to Order

Stephanie Prunty called the Board Meeting to order at 6:37 p.m.

Property Manager Report

- Discussion of break-in on South end of property. Property management is cooperating with law enforcement and has turned over video surveillance.
- Working with tree contractors to do work within budget

Committee Reports

- Finance: No report
- Social: Christmas Social. Sunday, December 11. Starts at 1:00. North Pool.
- Permits: No requests.

Executive Session

At 6:57, the Board entered Executive Session to discuss legal matters.

At 7:38, the Board exited Executive Session.

Old Business

None

New Business

Motion: On the advice of counsel, Audubon Trace shall purchase the tax lien on Unit 2002.

Motion passed unanimously.

Adjournment

Meeting adjourned at 8:06 p.m.

Minutes Tracking

Meeting	Date	Submitted	Approved	Notes
1	06/29/16	07/25/16	07/27/16	
2	08/24/16	08/28/16	08/29/16	
3	10/26/16	11/16/16	11/22/16	
4	11/22/16	01/25/17	01/26/17	