

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, May 10, 2017

Eighth 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>	6	0	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff
Various Owners and Residents of Audubon Trace

Meeting Information

Golden Age Center
Wednesday, May 10, 2017, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Wednesday, May 10, 2017, 8:00 p.m., Unit 302

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.

Lenny Simmons resigned his position on the Board just prior to this meeting due to his moving out of Audubon Trace. The Board is completing the term with 6 members.

Call to Order

Stephanie Prunty called the Board Meeting to order at 6:29 p.m.

Open Discussion

- No planned increase in condo fees
- Process for setting the budget
- Reduction in flood insurance premiums
- Relationship between Association flood policies and owner flood policies
- Portion of budget allocated for staff
- Decision to give staff raises for the first time in several years
- Communication between staff and owners relating to work orders
- Parking
- Surveillance Cameras
- Loose animals and cleaning up after animals
- Street repair, building maintenance, other recent activity
- Possibility of common internet provider
- Obstacles to gating front entrance
- Increased visibility of financial reports
- Upcoming Board Nominations

Adjournment

Meeting adjourned at 7:43 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	
5	01/25/17	01/25/17	01/26/17	
6	03/15/17	03/19/17	03/21/17	
7	04/26/17	04/26/17	04/27/17	
8	05/10/17	05/16/17		
9	05/10/17	05/16/17		