

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, August 30, 2017

Second Meeting of Fiscal Year 2017-18

Meeting Information

Board Members	Present	Absent	Proxy
Sawese Bugbee	√		
Jason Calmes (Secretary)	√		
Jodi Ketry	√		
Al Lafaye (Vice President)	√		
Jack Migliore	√		
Stephanie Prunty (Treasurer)	√		
Pat Traina (President)	√		
<i>Total</i>	7		
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager

Jeff Adams, Staff

Meeting Information

Unit 2704

Wednesday, August 30, 2017, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Wednesday, September 27, 2017, 6:30 p.m., Unit 2505

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

Pat Traina called the Board Meeting to order at 6:35 p.m.

Property Manager Report

- No major Harvey damage reported at this time
- Planned street projects completed
- Trimming of bushes and shrubs nearly complete
- Painting Building 35, carpentry complete
- Roof repairs on 101, 1204, 2003, 3623, 3812
- Repair front steps on 2801
- Stump grinding complete by 106, 404, 504, 2403, 2404, 2801, 3511, 3611
- Patio door replaced on 3612
- FHA renewal submitted prior to deadline
- Workman's Comp audit completed, \$97.00 refund

Committee Reports

- Finance: 2016-2017 Report approved
- Social: Discussion of Fall Party
- Permits:
 - Denied: Remove Tree by Building 37

Executive Session

At 7:51, the Board entered Executive Session to discuss legal matters.

At 8:07, the Board exited Executive Session.

Old Business

- Approval of Magnolia to replace removed tree by Building 2

New Business

- Discussion of Landscaping

Adjournment

Meeting adjourned at 8:26 p.m.

Minutes Tracking

Meeting	Date	Submitted	Approved	Notes
2016.10	06/28/17	07/07/17	07/12/17	
1	07/06/17	07/07/17	07/12/17	
2	08/30/17	10/24/17		