

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, November 29, 2017

Fifth Meeting of Fiscal Year 2017-18

Meeting Information

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

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff

Meeting Information

Unit 2704
Wednesday, November 29, 2017, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Wednesday, January 24, 2017, 6:30 p.m., Unit 2701

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 6:37 p.m.

Property Manager Report

- Replastering of pools planned for December, January
- Recycling now twice a week (Tuesday and Saturday)
- Discussion of Lattice fencing, replacements, and replacement options
- Exit Only signage being installed on South Gate
 - Parish Ordinance requires that be exit only when either gate, or both, is in the closed position
- The Parish removed 4 trees in the servitude, more next year are planned
- Pricing for landscaping and small amenities pending
- Painting complete on Building 35, continuing on Building 22
- Cleaning and Carpentry complete on Building 22 and 24, next are Buildings 5, 17, 19
- Measures have been taken to reduce the stray and wild animal population on the property
 - Owners are not allowed to feed or harbor animals outside their units
- 2 trees removed by the South Pool, 1 by 1404, other trees trimmed
- Parish completed sidewalk repairs near South Gate

Committee Reports

- Finance: October Financials approved
- Social: Christmas Party on December 10, 1 p.m. - 5 p.m., planning continues
- Permits:
 - Denied: Landscaping by 2406, alternative pre-approved

Executive Session

At 7:49, the Board entered Executive Session to discuss legal matters.

At 7:57, the Board exited Executive Session.

Old Business

- Further Discussion of Landscapers
- Further Discussion of loose animals on the property

New Business

- Discussion of a potential regular "Meet the Board" social event
- Regular Holiday Bonuses for Staff

Adjournment

Meeting adjourned at 8:28 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	10/25/17	10/25/17	
3	09/27/17	10/25/17	10/25/17	
4	10/25/17	10/25/17	10/26/17	
5	11/29/17	11/29/17	11/30/17	