

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, January 24, 2018

Sixth Meeting of Fiscal Year 2017-18

Meeting Information

Board Members	Present	Absent	Proxy
Sawese Bugbee		√	To Stephanie
Jason Calmes (Secretary)	√		
Jodi Ketry		√	
Al Lafaye (Vice President)	√		
Teva Ostarly	√		
Stephanie Prunty (Treasurer)	√		From Sawese
Pat Traina (President)	√		
<i>Total</i>	5	2	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff

Meeting Information

Unit 2704
Wednesday, January 24, 2018, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Wednesday, February 28, 2018, 6:30 p.m., Unit 2704

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 6:34 p.m.

Property Manager Report

- Replastering of pools ongoing
 - South Pool replastered, main drain repaired, leaks repaired, steps repaired, acid washed tiles, installed new drains, repaired jets
 - North Pool being replastered, skimmer replaced, installed new drains
 - North Pool Whirlpool Tub will be serviced as part of North Pool project
- Fences repaired / replaced after Parish removal, (Buildings 8, 12, 18, 20)
- Exit Only signage installed on South Gate
 - Parish Ordinance requires that be exit only when either gate, or both, is in the closed position
- Painting complete on Building 22, continuing on Building 24
 - Next are Buildings 5, 17, 19 for painting, carpentry, cleaning
- South Drive Gate repaired (weak capacitor due to freeze)
- Three broken pipes repaired (Units 305, 3102, 3105)
- Two common element light timers replaced (failed due to freeze)
- Street Contractor rescheduling repairs after weather delays
- Termite Inspection completed

Committee Reports

- Finance: No report
- Social: No report
- Permits:
 - Denied: Unit 604 designated parking spot
 - Common Element Parking can not be assigned to a Unit

Executive Session

At 7:18, the Board entered Executive Session to discuss legal matters.

At 7:23, the Board exited Executive Session.

Old Business

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

New Business

- The Board would like to thank Jodi Ketry for her over-and-above contributions for the Christmas Party, which was well-received by all in attendance

Adjournment

Meeting adjourned at 7:27 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	
6	01/24/18	01/27/18	01/29/18	