

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, June 28, 2017

Tenth 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>	5	1	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff

Meeting Information

Unit 2704
Wednesday, June 28, 2017, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Thursday, July 06, 2017, 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

Stephanie Prunty called the Board Meeting to order at 6:46 p.m.

Property Manager Report

- Streets and sidewalks nearly done
- Building 35 maintenance underway, Building 36 maintenance next
- Trimming will begin soon
- Unit 504 received exterior damage during a recent storm due to a falling branch. Trees removed, will be replaced. Damage repaired.

Committee Reports

- Finance: Reviewed Finances through May
- Social: None
- Permits:
 - Approved: Extend Garden by 3712

Executive Session

At 7:33, the Board entered Executive Session to discuss legal matters.

At 7:34, the Board exited Executive Session.

Old Business

None

New Business

None

Adjournment

Meeting adjourned at 7:49 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	05/18/17	Open Meeting
9	05/10/17	05/16/17	05/18/17	
10	06/28/17	07/07/17		