

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, September 27, 2017

Third Meeting of Fiscal Year 2017-18

Meeting Information

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

Others Present

Tim Munch, Property Manager

Meeting Information

Unit 2505

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

Non-Standard Items

None

Next Meeting

Wednesday, October 25, 2017, 6:30 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.

Call to Order

Pat Traina called the Board Meeting to order at 6:34 p.m.

Property Manager Report

- FHA Approval received, valid for 2 years
- Trimming of bushes and shrubs completed
- Grass cutting to bi-weekly starting in October (regular seasonal change)
- Painting of Building 35 continuing
- South Pool to be checked for leak
- Pool pump motors replaced
- Lights by Gazebo fans replaced with LED lights
- Termite Inspection to begin in October

Committee Reports

- Finance: August 31 Financials approved
- Social: Christmas Party on December 10, afternoon
- Permits:
 - Denied: Removal of Trees by Building 19

Executive Session

At 7:16, the Board entered Executive Session to discuss legal matters.

At 7:21, the Board exited Executive Session.

Old Business

- Further Discussion Landscaping. Reminder letter will be drafted.

New Business

- Discussion of Landscaping

Adjournment

Meeting adjourned at 7:54 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		
3	09/27/17	10/25/17		