

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, October 25, 2017

Fourth 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>	6	0	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager

Meeting Information

Unit 302

Wednesday, October 25, 2017, 6:30 p.m.

Non-Standard Items

Board member replacement

Next Meeting

Wednesday, November 29, 2017, 6:30 p.m., Unit 2701

Motion Summary

ID	Passed?	Description
2017.4.1	Yes	Teva Ostarly appointed to Board

Motion Voting Detail

ID	Passed?	Moved	Seconded	Yea	Nay	Abstain	Absent
2017.4.1	Yes	Prunty	Bugbee	6	0	0	0

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.

Board Member Resignation

Jack Migliore offered his resignation from the Board, and it was accepted. The Board thanks Jack for his service, will welcome his service in the future, and wish him and his family the best.

Call to Order

Pat Traina called the Board Meeting to order at 6:51 p.m.

Property Manager Report

- Liens filed on 1401, 1602, 3102
- South Pool leak found and repaired
- Painting continues on Building 35
- Building 22 and 24 have been pressure washed
- Carpentry work on Building 24
- Termite Inspection continuing
- Bids obtained to replaster pools
- Spa Tub pump motor replaced
- Street Lights, Building Lights being converted to LED lights
- Fall plantings at entrances will begin in November
- Bid received to have recycling pickup on Tuesday and Saturday
- JP Drainage Department to remove trees from servitude between AT and RHS
- No significant damage from Hurricane Nate

Committee Reports

- Finance: August Financials approved
- Social: Christmas Party on December 10, afternoon, planning continues
- Permits:
 - Denied: Removal of Trees by Building 2406

Executive Session

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

At 8:19, the Board exited Executive Session.

Old Business

- Further Discussion Landscaping
- Discussion of Feral animals on the property

New Business

- Sawese Bugbee remains Chair of Permits, Al Lafaye is Vice Chair
- Teva Ostarly appointed to the Board to fill the Migliore vacancy

Adjournment

Meeting adjourned at 8:36 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	