

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, November 3, 2021

Sixth Meeting of the Fiscal Year 2021-2022

Meeting called to order by Al LaFaye at 6:30 pm in Unit 302.

Board members present: Barbara Dunbar, Al Lafaye, Sue Pettigrew, Stephanie Prunty, Felicia Hardesty Pat Traina, and Pat Williamson.

Management present: Tim Munch (Property Manager)

1. MANAGER REPORT -

- a. Full report attached to minutes. Report outlines progress completed to date on roofs and fences.
 - i) Gutter Replacement - Materials are backordered 3 weeks.
 - ii) Hurricane Ida Claim - Waiting for number from agent.
 - iii) Survey - Survey is completed, and the fence was built on our property line which is within the drainage servitude.
 - iv) Pool Service - Blue Water Pools will clean twice a week for \$790 per month and we will pay for chemicals.

2. COMMITTEE REPORTS -

- a. TREASURER REPORT -
 - i) Finances - We are currently not putting anything into reserves as we are using all our funds to pay for Hurricane Ida repairs.
 - ii) Late Fees - Tim has suspended late fees through December 31, 2021.
- b. SOCIAL WELCOME COMMITTEE - Barbara Dunbar will continue to send sympathy letters. Discussion about Christmas Party Date.
- c. PERMITS - Request from Unit 1704 to remove tree in yard planted by previous owner. Discussed in Landscape Committee.
- d. COMMUNICATION/WEBSITE COMMITTEE - Email submitted from Dr. Jason Calmes, Unit 603.
 - i) Membership was polled to recommend priorities bases on prior Committee work. Board and Management Transparency was the top item of interest from the Committee. Other items include Community Calendar, Website Updates, Board and Management Responses to Owners, and Owner Surveys. The Committee intends to make concrete recommendations to the Board for these topics over the next few months.
 - ii) The Committee invites Board feedback on their priorities, which will be considered. The Committee also invites the Board to add priorities.
- e. LANDSCAPE COMMITTEE - Submitted by Linda Harang, Unit 602.
 - i) Unit 1704 - Remove tree and stump. Stephanie Prunty moved to permit removal at owner expense under guidance of property manager. Al Lafaye seconded. Motion passed 7-0.
 - ii) Unit 1802 - Remove tree that is leaning toward building. Barbara Dunbar motioned, and Al Lafaye seconded to leave tree as is for now and revisit if any change in condition. Motion passed 7 - 0.
 - iii) Unit 702 - Owner was asked to remove creeping fig vine growing on brick risers and brick wall and has requested to allow vine to remain. Felicia Hardesty motioned to allow the fig to stay. Al Lafaye seconded. The motion passed 7 - 0.

- iv) Felicia Hardesty made a motion to ask the landscape committee to recommend ideas for improving landscaping. Pat Williamson seconded. Motion passed 7 - 0.

3. OLD BUSINESS

- a. COMPLAINT FORMS (emails addressed to board are also addressed as these are considered official; however, please use the complaint forms going forward)
- i) From Unit 701 - Please post something about recycling. The recycling is still in effect as the contract has not ended thus the recycling company still picks up materials. It is requested that owners familiarize themselves with the proper materials that will be picked up.
 - ii) From Unit 3914 - Patio is retaining water and tree by parking lot needs trimming. Tim will remove the metal ledging that traps the water within the patio.
 - iii) From Unit 2403 - Request to reduce HOA dues while unit is being remodeled due to Ida damage as unit is not livable. Request tabled.
- b. ASSESSMENT - Barbara Dunbar made a motion that we delay action pertaining to the special assessment until after we receive the full claim report from our insurance company, revisit the budget, develop a realistic payment plan, hold an open meeting to answer questions and address owner concerns, and provide owners with the documentation needed to file for loss assessment through their homeowner's insurance. Stephanie Prunty seconded. Motion passed 7 - 0.
- c. OPEN MEETING - Cleary Playground has a meeting room that is available on Monday nights for \$100 an hour. Barbara Dunbar motioned that we set the date for the open meeting on the first available Monday Night. Al LaFaye seconded, and the motion passed 7 - 0. (The meeting was subsequently booked for November 22, 2021.) Barbara Dunbar suggested hiring a security guard and the full board agreed.

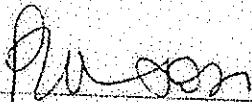
4. NEW BUSINESS

- a. LETTER TO HOMEOWNERS - Stephanie Prunty presented a letter addressing recent events in Audubon Trace including the Harang Lawsuit, Hurricane Ida assessment, filming, condominium living, and social media/email along with the settlement terms, board of directors' code of conduct and conflict of interest papers. Stephanie Prunty made a motion to send the letter to all owners. Pat Traina seconded. The motion passes by a vote of 4 - 3. (That letter was subsequently mailed to the owners.)
- b. SECRETARY MINUTES - Felicia Hardesty made a motion to approve the minutes at the next monthly board meeting. Barbara Dunbar seconded, and the motion passed 7 - 0.
- c. ATCA COUNSEL - Felicia Hardesty made a motion that we begin to search for new counsel for Audubon Trace. Barbara Dunbar Seconded. The motion failed by a vote of 4 - 3.

5. ADJOIN -

- a. Pat Williamson motioned that we adjourn the meeting. Stephanie Prunty seconded. Meeting was adjourned at 8:08 pm.
- b. Next regular board meeting scheduled for December 1, 2020.

Submitted for publication on the 13 day of Dec, 2021.



Pat Williamson, Board Secretary, Unit 604

Property Manager Report – November 2021

- Carpentry and Painting on Building 29 has been suspended due to other necessary repairs caused by Hurricane Ida.
- New Roofs have been installed on Building 1, 2, 3 and 4. Contracts have been signed for building 9 and 10. Building 22 and 31 are next.
- Roofing Contractor still reporting issues getting Owens-Corning Estate Gray, 3-D shingles which are in high demand.
- The 16 damaged Lattice Fence sections along South Dr. have been re-installed.
- The 52 damaged Lattice Fence section in the West Side of the property are being addressed now.
- Those Owners with damaged Lattice Fence sections will be addressed after the West Side is done.
- Board will address Front Drive and East Side fencing.
- East Side property line survey complete. The Lattice Fencing is on our property line, but inside the Jefferson Parish Drainage Servitude.
- Our Gutter Contractor has been contacted regarding gutter repairs and replacement. He has told me that materials are backordered 3 weeks.
- New LED Street Light installed in Cal-de-sac building 18 and 16.
- All damaged lighting has been repaired that I am aware of.
- Howard White with Sedgwick Delegated Authority is our Account Consultant handling our Hurricane Ida claim. I have called to ask where our Claim Summary Report is, he has not responded as of 11/1/21.
- Several Blue Tarp sections were reattached on Tuesday due to the excessive winds Wednesday - Thursday, Oct. 27-28.
- Blue Water Pool Service has been hired to clean our pools twice a week at a rate of \$790.00 per month. *Tues + Sat we pay chemicals*
- Association still looking to replace a painter/carpenter helper.

Report from the Landscape Committee to the Board of Directors – 10/19/2021

The Landscape Committee met for the first time in the 2021-2022 fiscal year on Sunday, October 17, 2021, at the South Pool gazebo. All four members were present.

The Committee discussed three items that were referred to the Committee –

1. Unit 1704 – owner requests removal of large evergreen tree that is overgrown within the space of her downstairs back patio (presence of this tree pre-existed current owner's tenure at AT). The Committee agrees that the tree and stump should be removed, all at the owner's cost. If the owner hires her own contractor, the AT Property Manager must approve and supervise the work. The owner may choose to use the AT tree removal contractor; if so, the owner must coordinate with and through the AT Property Manager

SM → 7-0
A2

All four Committee members agree with the above recommendation.

2. Unit 1802 – owner complained about the leaning crape myrtle trees in the front of many "St. Charles" type units (2-story, no garage, patio in front), and how they are trimmed. The Committee advises that the crape myrtle trees planted in front of such units are poorly located, and are so close to the front of the units that their leaning is inevitable. Trimming these trees differently will not solve the owner's complaint. The Committee advises that all such crape myrtle trees planted too close to units should be removed, and that other more appropriate trees should/could be planted elsewhere in the Common Elements to offset their removal.

leave
units!

BM
A2 7-0

All four Committee members agree with the above recommendation.

3. Unit 702 – owner has complained that the AT Property Manager wants the owner to remove creeping fig vine that is planted/growing on the brick risers and brick wall on and next to the front steps of the unit. The Property Manager wants the vine removed because it is damaging the mortar between the bricks. To date, the owner has not agreed to remove the vine. The Committee advises that this disagreement between the unit owner and the Property Manager is a maintenance issue, not a Landscape issue. However, the Committee comments that if, in fact, the growth of any plant, shrub, vine, and/or tree is causing damage to any part of any AT unit, then it is our opinion that any such plant, shrub, vine, and/or tree should be removed so as to stop the damage. We attach excerpts from the Wikipedia article on "creeping fig" for reference.

F - allow fig to stay 7-0
A - and

All four Committee members agree with the above declaration, and defer this matter to the Board, to be considered as part of the Property Manager's Report.

Submitted to the Board by Committee Chair, Linda S. Harang, Unit 602, after review and approval by Committee members Hank Marchal, Unit 1904; Jason Calmes, Unit 603; Tina Jumonville, Unit 502.

Ficus pumila

From Wikipedia, the free encyclopedia
(Redirected from Creeping fig)

Creeping fig

Ficus pumila, commonly known as the **creeping fig** or **climbing fig**, is a species of flowering plant in the mulberry family, native to East Asia (China, Japan, Vietnam) and naturalized in parts of the southeastern and south-central United States. It is also found in cultivation as a houseplant. The Latin specific epithet *pumila* means "dwarf", and refers to the very small leaves of the plant.

Description

Ficus pumila is a woody evergreen liana, growing to 2.5-4 m (8 ft 2 in to 13 ft 1 in). It can grow up to 9 to 12 m (30 to 39 ft) tall if it isn't regularly pruned. The juvenile foliage is much smaller and thinner than mature leaves produced as the plant ages. The leaves are oval, cordate, asymmetrical, with opposite veins. It is creeping or can behave like a liana and also climb trees, rocks, etc., up to 4 m in height or more. The aerial roots secrete a translucent latex that hardens on drying, allowing the sticks to adhere to their support.

Cultivation

As the common name, "creeping fig" indicates, the plant has a creeping/vining habit and is often used in gardens and landscapes where it covers the ground and climbs up trees and walls. It is hardy down to 34 °F and does not tolerate frost. Therefore in temperate regions is often seen as a houseplant. It is fast-growing and requires little in the way of care. Though it can be invasive when environmental conditions are favorable.

Its secondary roots or tendrils, respectively on certain buildings with fragile mortars or structures made of fragile materials (certain pergola, etc.), can cause structural damage. It is poorly resistant to frost, but can be used as an indoor plant, including a green wall in cold to temperate areas.

It has gained the Royal Horticultural Society's Award of Garden Merit.

The plant requires the fig wasp *Blastophaga pumilae* for pollination, and is fed upon by larvae of the butterfly *Marpesia petreus*.

Like other plant species in the family Moraceae, contact with the milky sap of *Ficus pumila* can cause phytophotodermatitis, a potentially serious skin inflammation. Although the plant is not poisonous per se, *F. pumila* is listed in the FDA Database of Poisonous Plants.