

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.
AGENDA OF THE BOARD OF DIRECTORS**

MAY 19, 2023

Location: UNIT 2704

I. Meeting called to order by Tina Jumonville at _____ p.m.

Board Members Present:

Management Present:

II. Approval of the Agenda

III. New Business

A. Vetting of Board Candidates

B. Complete review of changes to the Bylaws proposed by Governance Committee

IV. Comments and Announcements

V. Adjournment

Next meeting date: May 24, 2023

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
FRIDAY, MAY 19, 2023**

SPECIAL SESSION

I. **Meeting called to order** by Board President, Tina Jumonville, at 5:32pm in Unit 2704.

Board Members Present: Stephanie Prunty, Pat Traina, Pat Williamson, Gary Vincent, Tina Jumonville and Sawese Bugbee.

Board Member(s) Absent: Al Lafaye (proxy given to Stephanie Prunty.)

Management Present: Tim Munch, Property Manager

II. **Approval of the Agenda.** Board unanimously approved the Agenda.

III. **New Business**

A. **Vetting of Board Candidates** – Property Manager reviewed the applications for the Board of Directors and confirmed that the requested eligibility documents have been received. The Board of Directors reviewed the nominees and their documentation for election to the Board to ensure that the criteria had been met. There were four applicants and all four met the criteria. The new members for the Board for 2023-2024 are: **Donna Bourg, Marcy Planer, Pat Traina and Stephanie Prunty**. Since these four nominees fill the vacancies, there is no need for election. Gary Vincent moved to accept the nominees for the 2023-2024 fiscal year. Pat Williams seconded. Pat Traina and Stephanie Prunty abstained. Motion passed. Candidates' applications are attached.

Tim Munch exited the meeting at 6:10pm.

B. **Complete Review of Changes to the Bylaws proposed by Governance Committee.** Board continued to review the proposed changes to the Bylaws from Paragraph 4.02(J), page 22. Most changes were for clarification purposes. Board unanimously approved the proposed changes as presented by the Governance Committee.

IV. **Comments and Announcements** – Tina Jumonville reminded everyone of the Social scheduled on Sunday, May 21, 4:30pm at the South Pool.

V. **Adjournment** – Tina Jumonville moved to adjourn at 7:18pm. Stephanie Prunty seconded. Unanimously passed.

Next regular Board Meeting: **May 24, 2023.**

Sawese Bugbee

(Electronically signed)
Sawese Bugbee, Board Secretary, Unit 207

CANDIDATE APPLICATION FORM – 2023/24 ELECTION

NOTE: This year the Board adopted a new procedure for verifying that Candidates meet the eligibility requirements of Section 4.01. As adopted by the Board at its November 30, 2022, meeting, every owner who wants to be a Candidate, must also submit with his/her Application proof of that owner's eligibility as per Section 4.01 of the By Laws. That is, (1) proof that the owner has an undivided 50% ownership interest in his/her Unit; and (2) proof that the owner's ATCA Unit is that owner's "primary domicile" (as that term is defined in Louisiana law, see LA. CIV.

CODE ANN. ARTS. 38-46).

I **Marcy Planer** , hereby submit my name as a candidate for the Board of Directors of the Audubon Trace Condominium Association.

I have lived at Audubon Trace since: **August 2018**

My occupation is [please state whether you are retired, and, if so, your former business or occupation]:

Attorney and Realtor

My educational background is [include any licenses and degrees]:

Brown University, Providence, R.I.- A.B (Bachelors of Arts)

Tulane University School of Law, New Orleans, LA - J.D, *cum laude*

Licenses:

Louisiana Law License- 1986

Louisiana Real Estate Salesperson License- 1993

Also- Louisiana Notary Public, Louisiana Title Insurance License

Also was a Fellow of the Loyola Institute of Politics

My previous experience in Audubon Trace activities [Board, committees, including offices and/or chairmanships] is:

Board member (President) (2019-2020)

My experience in other organizations or in my employment is:

30 plus years of housing/real estate experience. I currently serve as an appointed Trustee on the Jefferson Parish Finance Authority. I have served on homeowner association boards for subdivisions in St. Tammany Parish. In addition, I have owned investment condos in New Orleans and Metairie.

Vast experience in dealing with people, negotiation, handling conflict and resolving disputes.

I want to be elected to the Board of Directors because:

I believe my knowledge, experience and temperament will be an asset to the ATCA Board. I am a good listener, open-minded, practical and pride myself on being responsive and communicative.

Signature of Candidate: Marcy Planer

Unit Number 2301 Date Submitted MAY 16, 2023

CANDIDATE APPLICATION FORM – 2023/24 ELECTION

NOTE: This year the Board adopted a new procedure for verifying that Candidates meet the eligibility requirements of Section 4.01. As adopted by the Board at its November 30, 2022, meeting, every owner who wants to be a Candidate, must also submit with his/her Application proof of that owner's eligibility as per Section 4.01 of the By Laws. That is, (1) proof that the owner has an undivided 50% ownership interest in his/her Unit; and (2) proof that the owner's ATCA Unit is that owner's "primary domicile" (as that term is defined in Louisiana law, *see* LA. CIV. CODE ANN. ARTS. 38-46).

I [print], Stephanie Prunty, hereby submit my name as a candidate for the Board of Directors of the Audubon Trace Condominium Association.

I have lived at Audubon Trace since: 2000

My occupation is [please state whether you are retired, and, if so, your former business or occupation]:

I am a CPA and an attorney. I own and operate a public accounting practice.

My educational background is [include any licenses and degrees]: I

I am a graduate of Loyola University and Loyola School of Law. I am a Louisiana licensed CPA and Attorney.

I have been a CPA since 1982 and an attorney since 1983. I have had my own CPA practice since 1994.

I have an undergraduate degree in business and marketing.

My previous experience in Audubon Trace activities [Board, committees, including offices and/or chairmanships] is:

I have served on the Board for many years and in all capacities. I continued to serve even at times when the Association received no applications for Board positions. I have served through many hurricanes (Katrina, Zeta and Ida) and through the covid pandemic. I have learned alot from those I served with over the years, who had knowledge and experience dealing with the many facets and complexities of managing a Condo Association.

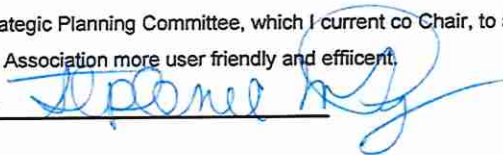
My experience in other organizations or in my employment is:

I have served on the Board of many not for profit organizations over the past 20 years. I am currently Chairman of the Board of my local credit union. I am a member of the Society of La CPAs, the AICPA, the Louisiana State Bar , and the American Bar Association. I have worked with businesses from all industries, profit , not for profit, small and large over the past 40 years. This experience jhas been invaluable.

I want to be elected to the Board of Directors because: I realize first hand the complex issues of a Condo Association. The tumultous insurance market and rising interest rates create challenges for our finances. I would like to help

address those issues in a responsible manner that meets our financial needs, but also is mindful of the impact these increased cost can have on our members. I would continue to work with the Strategic Planning Committee, which I current co Chair, to address our future needs and better use technology to make owner experience with the Association more user friendly and efficient.

Signature of Candidate: Stephanie Prunty



Unit Number 2704

Date Submitted 5/10/2023

CANDIDATE APPLICATION FORM – 2023/24 ELECTION

NOTE: This year the Board adopted a new procedure for verifying that Candidates meet the eligibility requirements of Section 4.01. As adopted by the Board at its November 30, 2022, meeting, every owner who wants to be a Candidate, must also submit with his/her Application proof of that owner's eligibility as per Section 4.01 of the By Laws. That is, (1) proof that the owner has an undivided 50% ownership interest in his/her Unit; and (2) proof that the owner's ATCA Unit is that owner's "primary domicile" (as that term is defined in Louisiana law, see LA. CIV. CODE ANN. ARTS. 38-46).

I [print], Donna Caminita Bourg, hereby submit my name as a candidate for the Board of Directors of the Audubon Trace Condominium Association.

I have lived at Audubon Trace since: **Primary residence since January 13, 2023. Purchased 3011 in January 2022 & renovated until January 2023.**

My occupation is [please state whether you are retired, and, if so, your former business or occupation]:

Retired since 2015 - 40 years with the Federal Government (US Army Corps of Engineers, United States Postal Service, & Department of the Interior)

My educational background is [include any licenses and degrees]:

With practical experience, I have developed effective communication skills, mindful planning strategy, logical thinking, solid organizational efficiency, and capable leadership abilities. I participated in continuing education classes for career advancement and personal development.

My previous experience in Audubon Trace activities [Board, committees, including offices and/or chairmanships] is:

Currently a member of the Communications, Governance, & Strategic Planning Committees. I also volunteered for the Landscaping Committee.

My experience in other organizations or in my employment is:

Currently serve as a Board member of my high school alumni association (7+ years). I served on many teams & subcommittees during my 40-year Government career as well as volunteering for communities inside & out of my neighborhood.

I want to be elected to the Board of Directors because:

I have a strong commitment as to what is important to me, my husband, and the AT community as a whole. (eg. property values, security, enhancements, improvements, uniqueness, etc.)

Signature of Candidate: Donna Caminita Bourg

Unit Number 3011

Date Submitted May 8, 2023

CANDIDATE APPLICATION FORM – 2023/24 ELECTION

NOTE: This year the Board adopted a new procedure for verifying that Candidates meet the eligibility requirements of Section 4.01. As adopted by the Board at its November 30, 2022, meeting, every owner who wants to be a Candidate, must also submit with his/her Application proof of that owner's eligibility as per Section 4.01 of the By Laws. That is, (1) proof that the owner has an undivided 50% ownership interest in his/her Unit; and (2) proof that the owner's ATCA Unit is that owner's "primary domicile" (as that term is defined in Louisiana law, *see* LA. CIV. CODE ANN. ARTS. 38-46).

I [print], PATRICIA TRAINA, hereby submit my name as a candidate for the Board of Directors of the Audubon Trace Condominium Association.

(see ATTACHED)

I have lived at Audubon Trace since:

My occupation is [please state whether you are retired, and, if so, your former business or occupation]:

My educational background is [include any licenses and degrees]:

My previous experience in Audubon Trace activities [Board, committees, including offices and/or chairmanships] is:

My experience in other organizations or in my employment is:

I want to be elected to the Board of Directors because:

Signature of Candidate: Patricia A. Traina

Unit Number 501

Date Submitted May 17th

CANDIDATE APPLICATION FORM

1. Patricia Ann Traina, hereby submit my name ~~as~~ as a candidate for the Board of Directors of the Audubon Trace Condominium Association.

2. I have lived at Audubon Trace since approximately 38 years ago.

3. My Occupation is retired as an attorney

4. My educational background is Licensed Louisiana Attorney, Doctorate of Teaching, and, Doctorate of Education

5. My previous experience in Audubon Trace activities served on board, committees, officers on numerous occasions.

6. My experience in other organizations include 7 years as a volunteer at the Cabildo. I teach students to give tours for the cabildo.

7. I want to be elected to the Board of Directors because I have many years of experience.

Signature of Candidate

Unit Number 501 Date Submitted May 17