

AUDUBON TRACE CONDOMINIUM ASSOCIATION. INC.
MINUTES OF THE OPEN / BUDGET MEETING
Wednesday, June 7, 2023

I. Meeting called to order by Tina Jumonville at 6:29pm at 4518 Jefferson Highway, Jefferson, LA 70121.

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

Management Present: Tim Munch, Property Manager, and Jeff Adams, Assistant Property Manager.

II. Property Manager Report for current fiscal year:

- Bldg. 9 – Building Permit has been issued by the Jefferson Parish Permitting Office. The Permit for the entire building was filed under Unit 903. Awaiting a start date from General Contractor.
- The gates for Bldg. 10 have been built and are ready for installation. Gate installation should be next week; then on to the partition fencing on Units 2203 and 2204.
- EMSCO will be out on Thursday to survey streets, patios and/or sidewalks we are looking to replace this coming Fiscal Year.
- Just a reminder that owners are still reporting problems with people not picking up after their pets.
- Please remember to check your water heaters, washing machines, toilet, sink and tub faucets for water leaks or continuous running issues.
- A/C leaks this time of year are common – please check you're A/C pans for standing water.
- Water heater pans should be checked regularly for standing water. If there is water in the pan, the water heater has a leak and should be replaced.

III. Treasurer's Report – Budget Discussion – Stephanie Prunty presented an explanation of the proposed budget which accounts for the increase in property insurance and increase in Jefferson Parish Water bill. Also discussed was the underwriting increase to 10% with explanation of a 5% buy down. After discussion, a straw vote was held with the majority of attendees voting for Option 2. Attached to these minutes are: Pros and Cons of both options; ATCA water usage chart for the past 4 years; Breakdown of condo fees and assessment for both Options; Information showing condo fees/insurance amounts/assessments for 4 different condo associations in the area.

IV. Owner Questions/Board Responses – Stephanie Prunty presented the questions and answers that were submitted by owners prior to the meeting and from the floor.

PRE-SUBMITTED

- **Unit 701 – How did the board determine that the increased water bills are because of J.P. Dept. of Water increases rather than due to the cost of a long term pool leak and the ongoing watering of a living fence?** Tim did a schedule (attached) of the usage for the past 4 years showing our usage is down.
- **Unit 701 – Does this board really think that offering us two options for fee increases would make either on palatable?** This not palatable to anyone, but we have to have insurance.
- **Unit 1404 – Why is only 27K+ listed as projected legal expenses when the Board is engaged in a lengthy lawsuit, is being sued which will invoke a \$25,000 deductible, and has voted to cover legal expenses for the property manager.** It is \$15,000 – not \$27,000. E&O has not been invoked.
- **Unit 2922 – If the assessment is the option that is voted on, will you consider giving owners more time to pay it?** The new Board will make that decision. The intent is to pay out in 3 months. This can be reviewed on a case-by-case basis – no penalties, no fines.

- **Unit 1904** – Has management looked at the Fortified Roof specifications program? It is supposed to lower insurance premiums. Was it looked at with Brennans when the roofs were replaced? Yes, it was looked at – condos are excluded.
- **Unit 1204** – Why aren't we looking at any cost cutting measures instead of just going straight to the homeowners? Insurance increase is 45% of our total budget. Not enough to cover any other cost cutting measures. This open meeting is to discuss options.

SUBMITTED AT THE MEETING

- **Unit 2703** – If you take Option 2 can you convert to Option 1 and pay a pro-rated amount? No.
- **Unit 2202** – The last Audit report posted on the AT website is for year end June 30, 2020. Where are the audit reports for year end 2021, 2022? Where are the monthly financials? Financials at the end of the June meeting. Audits for '21 & '22 will be out shortly,
- **Unit 602** – If we rolled all of the \$500,000 into dues AND we have a named storm w/damage AND we don't have enough in Reserves we would have to have an assessment, wouldn't we? Yes.
- **Unit 104** – Self insurance – Diversification of Treasury to some ETF INDEX funds. We don't have enough money. Self-insurance would be calculated at \$30 million. We use reserve to pay for current insurance.
- **Unit 373** – Has ATCA received any refunds from Brennan's Roofing for the Hurricane Ida roof repairs? If so, how much? We got nothing from Brennan's. We got \$300,000 from insurance company.
- **Unit 208** – What is the difference in increase if we choose not to buy down the deductible? That's Option 2.
- **Unit 3813** – Stephanie, you were on the board from 2013 – 2020 where there were no increases in condo fees. In retrospect do you regret these decisions? Based on the information at that time, no.
- **Unit 3813** – Why are the 5-year plans for the stair not being implemented? Not funded and never was.

V. **Comments / Announcements** – none at this time.

VI. **Adjournment** – Tina Jumonville adjourned the meeting at 7:24pm.

Next regular Board Meeting: **June 28, 2023.**

Sawese Bugbee

(Electronically signed)

Sawese Bugbee, Board Secretary, Unit 207

AUXILIARY TRACE BUDGET	ACTUAL 7/1/21	PROJECTED 3/1/23	PROJECTED MAY	PROJECTED JUNE	PROJECTED 7/1/23-6/30/23 TOTAL	OPTION 2 PROPOSED WITH ASSESSMENT BUDGET 2023-2023	OPTION 1 PHOTOS TO WITHOUT ASSESSMENT BUDGET 23-24	CHANGES	
								INCREASE FROM CHIEF	DECREASE FROM CHIEF
HOA DUES	816,377.00	90,690.00	90,690.00	90,690.00	1,048,169.40	1,048,169.40	1,048,169.40	0.00	0.00
CONDOMINIUM	8,441.72	-	-	-	5,441.72	175,000.00	175,000.00	175,000.00	175,000.00
LAND FEE	1,350.00	-	-	-	1,350.00	1,263,169.40	1,263,169.40	1,263,169.40	1,263,169.40
DUES AMT	134	-	-	-	134	1,409,291.85	1,409,291.85	1,409,291.85	1,409,291.85
TOTAL	826,802.56	-	-	-	1,092,862.16	1,409,291.85	1,917,944.85	1,917,944.85	1,917,944.85
AUTO REPAIRS	1,371.04	-	-	-	1,371.04	133,637.00	600.00	600.00	600.00
PAINT	1,541.03	-	-	-	1,541.03	15,000.00	2,100.00	2,100.00	2,100.00
BANK CHARGES	24,906.12	1,200.00	1,200.00	1,200.00	27,906.12	52,657.00	104.00	104.00	104.00
ROOFING	1,474.01	-	-	-	1,474.01	15,000.00	15,000.00	15,000.00	15,000.00
DONATIONS	430.00	-	-	-	430.00	131.00	131.00	131.00	131.00
POIS & BUREAU	970.00	-	-	-	970.00	1,200.00	1,200.00	1,200.00	1,200.00
MEETING ROOM RENTAL	565.00	40.00	40.00	40.00	645.00	600.00	600.00	600.00	600.00
RESIDENT RENT	384.00	107.00	107.00	107.00	468.00	600.00	600.00	600.00	600.00
ALUMINUM SERVICE	1,115.00	170.00	170.00	170.00	1,455.00	600.00	600.00	600.00	600.00
CEILING SERVICE	4,207.00	202.00	202.00	202.00	4,611.00	2,112.00	2,112.00	2,112.00	2,112.00
CONCRETE SERVICE	362.00	500.00	500.00	500.00	862.00	1,112.00	1,112.00	1,112.00	1,112.00
WATER SERVICE	4,207.00	500.00	500.00	500.00	4,707.00	4,339.00	4,339.00	4,339.00	4,339.00
WIRELESS PHONE	2,915.75	800.00	800.00	800.00	3,715.75	1,800.00	1,800.00	1,800.00	1,800.00
DRIVER SUPPLIES	1,344.85	-	-	-	1,344.85	-	-	-	-
REPLACEMENTS	4,517.44	4,423.50	4,423.50	4,423.50	8,940.94	43,818.00	133,000.00	133,000.00	133,000.00
PARCEL PROCESS FEE	1,350.81	142.24	142.24	142.24	1,635.29	1,390.00	1,390.00	1,390.00	1,390.00
PANTRY ITEMS	1,608.14	1,244.72	1,244.72	1,244.72	2,852.86	23,716.17	23,716.17	23,716.17	23,716.17
POSTAGE	391.04	250.00	250.00	250.00	641.04	475.00	475.00	475.00	475.00
LEGAL	27,148.52	-	-	-	27,148.52	15,000.00	15,000.00	15,000.00	15,000.00
SPECIAL EVENTS	1,113.51	180.00	180.00	180.00	1,293.51	1,000.00	1,000.00	1,000.00	1,000.00
HONORARY WAGE	9,877.20	9,877.20	9,877.20	9,877.20	19,754.40	145,500.00	145,500.00	145,500.00	145,500.00
SMALL STAFF	10,046.03	10,371.80	10,371.80	10,371.80	20,417.83	142,000.00	142,000.00	142,000.00	142,000.00
ROLLBACK BONUS	-	-	-	-	-	-	-	-	-
ADMIN OTHER	2,989.91	-	-	-	2,989.91	39,248	39,248	39,248	39,248
WESBITE	613.33	-	-	-	613.33	600.00	600.00	600.00	600.00
INDUSTRY TAX	914.23	4,261.00	4,261.00	4,261.00	5,175.23	50,793.00	50,793.00	50,793.00	50,793.00
GLASS CONTRACT	43,913.50	-	-	-	43,913.50	4,000.00	4,000.00	4,000.00	4,000.00
TRAINING	1,718.00	-	-	-	1,718.00	5,000.00	5,000.00	5,000.00	5,000.00
TRUCK RENTAL	520.00	-	-	-	520.00	2,000.00	2,000.00	2,000.00	2,000.00
BIDDING PLANS	410.64	-	-	-	410.64	9,900.00	9,900.00	9,900.00	9,900.00
PEST CONTROL	4,250.00	825.00	825.00	825.00	5,075.00	11,000.00	11,000.00	11,000.00	11,000.00
TELEPHONE	11,050.00	-	-	-	11,050.00	11,000.00	11,000.00	11,000.00	11,000.00
CHRISTMAS WASTE	14,172.04	2,013.56	2,013.56	2,013.56	16,185.60	24,162.72	24,162.72	24,162.72	24,162.72
DIRTY WATER	6,713.00	722.00	722.00	722.00	7,435.00	8,940.00	8,940.00	8,940.00	8,940.00
AUTO INSURANCE	4,455.00	520.67	520.67	520.67	4,975.67	6,280.00	6,280.00	6,280.00	6,280.00
UMW BENEFIT	3,522.15	491.92	491.92	491.92	4,014.07	5,961.00	5,961.00	5,961.00	5,961.00
DIRECTORS	944.00	843.75	843.75	843.75	1,787.75	10,716.00	10,716.00	10,716.00	10,716.00
PIEBERTY BOND	719.28	79.32	79.32	79.32	798.60	1,189.00	1,189.00	1,189.00	1,189.00
FLOOD	27,992.00	5,000.00	5,000.00	5,000.00	32,992.00	45,000.00	45,000.00	45,000.00	45,000.00
GEN LIABILITY	11,613.98	1,782.38	1,782.38	1,782.38	13,396.36	21,355.00	21,355.00	21,355.00	21,355.00
PROPERTY	22,117.17	53,159.00	53,159.00	53,159.00	75,276.17	487,997.00	487,997.00	487,997.00	487,997.00
WORKS COMP	1,653.17	-	-	-	1,653.17	5,000.00	5,000.00	5,000.00	5,000.00
REPAIRS ELECTRIC	4,970.00	-	-	-	4,970.00	6,000.00	6,000.00	6,000.00	6,000.00
GARAGE DOORS	8,502.59	-	-	-	8,502.59	6,000.00	6,000.00	6,000.00	6,000.00
TRUCK MAINTENANCE	34,458.00	3,000.00	3,000.00	3,000.00	37,458.00	40,000.00	40,000.00	40,000.00	40,000.00
UNIFORMS	12,333.37	1,515.00	1,515.00	1,515.00	13,848.37	10,000.00	10,000.00	10,000.00	10,000.00
PLUMBING	1,437.90	-	-	-	1,437.90	15,000.00	15,000.00	15,000.00	15,000.00
POOL SERVICES	1,975.00	-	-	-	1,975.00	1,000.00	1,000.00	1,000.00	1,000.00
ROOF REPAIRS	2,382.50	-	-	-	2,382.50	400.00	400.00	400.00	400.00
SECS	342.03	-	-	-	342.03	1,000.00	1,000.00	1,000.00	1,000.00
TRUCKS	480.00	-	-	-	480.00	18,630.00	18,630.00	18,630.00	18,630.00
MAINT OTHER	12,715.14	1,600.00	1,600.00	1,600.00	14,315.14	90,000.00	90,000.00	90,000.00	90,000.00
GLASS AND ELECTRIC	71,481.74	9,000.00	9,000.00	9,000.00	80,481.74	6,000.00	6,000.00	6,000.00	6,000.00
WATER	-	-	-	-	-	4,000.00	4,000.00	4,000.00	4,000.00
AMORTISE	-	-	-	-	-	-	-	-	-
DIRTY TRUCK BUDGET	848,823.53	218,443.16	218,443.16	218,443.16	1,067,266.69	1,199,291.85	1,637,944.85	1,637,944.85	1,637,944.85
NET	(41,201.57)	(113,443.38)	(113,443.38)	(113,443.38)	(167,088.33)	300,000.00	300,000.00	300,000.00	300,000.00
APPROXIMATE INCREASE FROM INCREASE									
OPERATIONAL OVERHEAD	84,415.00	84,415.00	84,415.00	84,415.00	333,630.00	300,000.00	300,000.00	300,000.00	300,000.00

881,822.53	113,433.21	113,681.21	119,781.18	1,228,718.13		1,087,036.05		1,615,693.05
(61,001.97)	(113,433.21)	(113,681.21)	(119,781.18)	(135,855.17)	RESERVE ALLOC	300,000.00		300,000.00
	APRIL - JUNE PROF INS INCREASE			83,415.00	RESERVE ALLOC	300,000.00		300,000.00
	OPERATIONAL OVERAGES			52,440.00				
				135,855.00				

AUTUDBON TRACE CONDO ASSOCIATION

PROPERTY INSURANCE INCREASE	\$333,657.00
5% WIND DEDUCTIBLE BUY DOWN	195,000.00
	\$528,657.00

OPTION 1 **PLACES ABOVE COSTS AS PART OF YOUR REGULAR MONTHLY HOA FEE**

PROS

- 1 NO ASSESSMENT
- 2 IF INSURANCE COSTS ARE SAME NEXT YEAR NO INCREASE IN HOA
- 3 INCREASE IN RESERVES HELPS WITH FUTURE STEP PROJECT AND CASH FLOW FOR THE ASSOCIATION

CONS

- 1 PERMANENT INCREASE IN DUES BY 51%
- 2 CHILLING AFFECT ON SALES WHEN COMPARING HOA FEES TO OTHER CONDOS
- 3 POOR SALES MAY RESULT IN DECLINE IN FAIR MARKET VALUE
- 4 IF OWNERS ARE UNABLE TO PAY ELEVATED FEES AND GIVE UNIT BACK TO THE BANK REMAINING OWNERS WOULD BE REQUIRED TO PICK UP THE SHORTFALL.

OPTION 2 **SHORT TERM ASSESSMENT FOR \$528657.00; DUES INCREASE OF 10%**

PROS

- 1 BOTH INSURANCE COSTS AND BUY DOWN MAY BE TEMPORARY DUE TO INSTABILITY IN THE INSURANCE MARKET. PROVIDES FLEXIBILITY
- 2 CONVENTIONAL FINANCING IS NOT AFFECTED
- 3 HOA FEE WITH 10% INCREASE KEEPS US COMPETITIVE
- 4 MAXIMIZES ABILITY OF OWNERS TO SELL THEIR CONDO WITHOUT SACRIFICING A DECLINE IN VALUE
- 5 INCREASE IN RESERVES HELPS WITH FUTURE STEP PROJECT AND CASH FLOW FOR THE ASSOCIATION

CONS

- 1 ANOTHER SHORT TERM ASSESSMENT MAY BE DUE FOR THE 2024-2025 FISCAL YEAR IF INSURANCE MARKET DOES NOT STABILIZE AND COSTS REMAIN THE SAME.

SCHEDULE OF PERCENTAGE INTEREST AND OBLIGATION										\$1,409,291.85	
OPERATING BUDGET FOR JULY 1, 2023 - JUNE 30, 2024											
UNIT	# OF	UNIT NUMBERS						SQ. FT.	Total	PERCENT	MONTHLY
TYPE	UNITS						AREA	Sq. Ft.	INTEREST	CONDO FEE	
A-I	26	102	902	1003	1104	2601	2606	1330	34580	0.392	\$460.37
		103	903	1004	2002	2602					
		104	904	1101	2003	2603					
		105	1001	1102	2004	2604					
		106	1002	1103	2005	2605					
A-II	4	101	901	1105	2001			1350	5400	0.398	\$467.42
B-I	2	205	206					1242	2484	0.366	\$429.83
B-II	50	201	1204	1605	1806	2207	2406	1288	64400	0.379	\$445.10
		202	1205	1606	1807	2208	2407				
		203	1206	1607	1808	2209	2408				
		204	1207	1608	2201	2210	2409				
		207	1208	1801	2202	2401	2410				
		208	1601	1802	2203	2402					
		1201	1602	1803	2204	2403					
		1202	1603	1804	2205	2404					
		1203	1604	1805	2206	2405					
C-I	24	303	405	704	1502	1702	2505	1572	37728	0.463	\$543.75
		305	501	707	1503	2301	2701				
		401	601	804	1504	2302	3104				
		404	604	1501	1701	2502	3105				
C-II	25	301	701	1302	1903	2702		1642	41050	0.484	\$568.41
		302	705	1401	1904	2703					
		304	706	1404	2103	2704					
		406	803	1405	2104	2801					
		502	1301	1406	2501	3103					
D-I	6	402	703	801	1703	2503	2802	1935	11610	0.570	\$669.41
D-II	20	403	603	1403	2101	2504		2005	40100	0.591	\$694.08
		503	702	1704	2102	2803					
		504	802	1901	2303	3101					
		602	1402	1902	2304	3102					
E	28	2921	3022	3223	3324	3521	3922	1630	45640	0.480	\$563.72
		2922	3023	3224	3421	3522	3923				
		2923	3024	3321	3422	3523	3924				
		2924	3221	3322	3423	3524					
		3021	3222	3323	3424	3921					
F	28	2911	3012	3213	3314	3511	3912	1018	28504	0.310	\$364.07
		2912	3013	3214	3411	3512	3913				
		2913	3014	3311	3412	3513	3914				
		2914	3211	3312	3413	3514					
		3011	3212	3313	3414	3911					
G	12	3611	3613	3711	3713	3811	3813	1078	12936	0.317	\$372.29
		3612	3614	3712	3714	3812	3814				
H	12	3621	3623	3721	3723	3821	3823	1230	14760	0.362	\$425.14
		3622	3624	3722	3724	3822	3824				

SCHEDULE OF PERCENTAGE INTEREST AND OBLIGATION										\$1,937,948.85	
OPERATING BUDGET FOR JULY 1, 2023 - JUNE 30, 2024											
UNIT	# OF	UNIT NUMBERS						SQ. FT.	Total	PERCENT	MONTHLY
TYPE	UNITS						AREA	Sq. Ft.	INTEREST	CONDO FEE	
A-I	26	102	902	1003	1104	2601	2606	1330	34580	0.392	\$633.06
		103	903	1004	2002	2602					
		104	904	1101	2003	2603					
		105	1001	1102	2004	2604					
		106	1002	1103	2005	2605					
A-II	4	101	901	1105	2001			1350	5400	0.398	\$642.75
B-I	2	205	206					1242	2484	0.366	\$591.07
B-II	50	201	1204	1605	1806	2207	2406	1288	64400	0.379	\$612.07
		202	1205	1606	1807	2208	2407				
		203	1206	1607	1808	2209	2408				
		204	1207	1608	2201	2210	2409				
		207	1208	1801	2202	2401	2410				
		208	1601	1802	2203	2402					
		1201	1602	1803	2204	2403					
		1202	1603	1804	2205	2404					
		1203	1604	1805	2206	2405					
C-I	24	303	405	704	1502	1702	2505	1572	37728	0.463	\$747.73
		305	501	707	1503	2301	2701				
		401	601	804	1504	2302	3104				
		404	604	1501	1701	2502	3105				
C-II	25	301	701	1302	1903	2702		1642	41050	0.484	\$781.64
		302	705	1401	1904	2703					
		304	706	1404	2103	2704					
		406	803	1405	2104	2801					
		502	1301	1406	2501	3103					
D-I	6	402	703	801	1703	2503	2802	1935	11610	0.570	\$920.53
D-II	20	403	603	1403	2101	2504		2005	40100	0.591	\$954.44
		503	702	1704	2102	2803					
		504	802	1901	2303	3101					
		602	1402	1902	2304	3102					
E	28	2921	3022	3223	3324	3521	3922	1630	45640	0.480	\$775.18
		2922	3023	3224	3421	3522	3923				
		2923	3024	3321	3422	3523	3924				
		2924	3221	3322	3423	3524					
		3021	3222	3323	3424	3921					
F	28	2911	3012	3213	3314	3511	3912	1018	28504	0.310	\$500.64
		2912	3013	3214	3411	3512	3913				
		2913	3014	3311	3412	3513	3914				
		2914	3211	3312	3413	3514					
		3011	3212	3313	3414	3911					
G	12	3611	3613	3711	3713	3811	3813	1078	12936	0.317	\$511.94
		3612	3614	3712	3714	3812	3814				
H	12	3621	3623	3721	3723	3821	3823	1230	14760	0.362	\$584.61
		3622	3624	3722	3724	3822	3824				

SCHEDULE OF PERCENTAGE INTEREST AND OBLIGATION								ASSESSMENT	\$528,657.00		
OPERATING BUDGET FOR JULY 1, 2023 - JUNE 30, 2024											
UNIT	# OF	UNIT NUMBERS						SO. FT.	Total	PERCENT	MONTHLY
TYPE	UNITS						AREA	Sq. Ft.	INTEREST	CONDO FEE	
A-I	26	102	902	1003	1104	2601	2606	1330	34580	0.392	\$172.69
		103	903	1004	2002	2602					
		104	904	1101	2003	2603					
		105	1001	1102	2004	2604					
		106	1002	1103	2005	2605					
A-II	4	101	901	1105	2001			1350	5400	0.398	\$175.34
B-I	2	205	206					1242	2484	0.366	\$161.24
B-II	50	201	1204	1605	1806	2207	2406	1288	64400	0.379	\$166.97
		202	1205	1606	1807	2208	2407				
		203	1206	1607	1808	2209	2408				
		204	1207	1608	2201	2210	2409				
		207	1208	1801	2202	2401	2410				
		208	1601	1802	2203	2402					
		1201	1602	1803	2204	2403					
		1202	1603	1804	2205	2404					
		1203	1604	1805	2206	2405					
C-I	24	303	405	704	1502	1702	2505	1572	37728	0.463	\$203.97
		305	501	707	1503	2301	2701				
		401	601	804	1504	2302	3104				
		404	604	1501	1701	2502	3105				
C-II	25	301	701	1302	1903	2702		1642	41050	0.484	\$213.22
		302	705	1401	1904	2703					
		304	706	1404	2103	2704					
		406	803	1405	2104	2801					
		502	1301	1406	2501	3103					
D-I	6	402	703	801	1703	2503	2802	1935	11610	0.570	\$251.11
D-II	20	403	603	1403	2101	2504		2005	40100	0.591	\$260.36
		503	702	1704	2102	2803					
		504	802	1901	2303	3101					
		602	1402	1902	2304	3102					
E	28	2921	3022	3223	3324	3521	3922	1630	45640	0.480	\$211.46
		2922	3023	3224	3421	3522	3923				
		2923	3024	3321	3422	3523	3924				
		2924	3221	3322	3423	3524					
		3021	3222	3323	3424	3921					
F	28	2911	3012	3213	3314	3511	3912	1018	28504	0.310	\$136.57
		2912	3013	3214	3411	3512	3913				
		2913	3014	3311	3412	3513	3914				
		2914	3211	3312	3413	3514					
		3011	3212	3313	3414	3911					
G	12	3611	3613	3711	3713	3811	3813	1078	12936	0.317	\$139.65
		3612	3614	3712	3714	3812	3814				
H	12	3621	3623	3721	3723	3821	3823	1230	14760	0.362	\$159.48
		3622	3624	3722	3724	3822	3824				

CONDO COMPARISONS

Condo Assoc. Name	# Units	Insurance	Assessment	Assessment Length	Avg. Unit Assment	Avg. Condo Fee
Delimon	90	1,300,000.00	500,000.00	3 months	8,500.00	800.00
Chardonnay	277	1,494,200.00	346,625.00	7 months	1,329.73	190.00
Avante Garde	249	772,665.00	N/A	N/A	N/A	444.00
MetroView	212	600,000.00	600,000.00	6 months	2,800.00	500.00

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: John Baker
(Please print)

Unit No. 2703

Question: If you take option 2
Can you convert to option 1
and pay a prorated amount?

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: VICTORIA GOLDSTEIN
(Please print)

Unit No. 2702

Question:

The last Audit report posted on the
AT website is for year end June 30, 2020.
Where are the audit reports for
year end 2021, 2022?

Where are the monthly financials?

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: HARANG

(Please print)

Unit No. 602

Question: If we rolled all of the \$500,000 into
dues AND we have a named storm of damage
AND we don't have enough in Reserve we
would have to have an assessment
wouldn't we?

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: MICHAEL WEBER

(Please print)

Unit No. 1004

Question:

SELF INSURENCE
DIVERSIFICATION OF TREASURY TO SOME ETF INDEX
FUNDS

Has ATCA received any refunds from Brennan's Roofing for the Hurricane Ida roof repairs?

If so How much?

Jack Migliore #3723

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: VANESSA SIERRA
(Please print)

Unit No. 208

Question:

what is the difference in increase if we choose not to buy down the deductible?

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: Leslie Weil

(Please print)

Unit No. 3813

Question:

Stephanie, you were on the board from 2013 - 2020 when there were no increases in condo fees. In retrospect do you regret these decisions?

AUDUBON TRACE CONDOMINIUM ASSOCIATION

Owner Name: Leslie Weil

(Please print)

Unit No. 3813

Question:

Why are the 5 year plans for the stairs not being implemented?

2019-20 Bill Dates	Rear Meter Usage	Front Meter Usage	Total Meter Usage	Rear meter bill	Front meter bill	Total Water Bill
19-Jul	909,000.00	293,000.00	1,202,000.00	\$4,995.96	\$2,631.35	\$7,627.31
19-Aug	834,000.00	84,000.00	918,000.00	\$4,625.18	\$920.86	\$5,546.04
19-Sep	863,000.00	252,000.00	1,115,000.00	\$4,768.55	\$1,301.52	\$6,070.07
19-Oct	775,000.00	238,000.00	1,013,000.00	\$4,333.51	\$510.54	\$4,844.05
19-Nov	817,000.00	104,000.00	921,000.00	\$4,541.14	\$1,019.73	\$5,560.87
19-Dec	880,000.00	88,000.00	968,000.00	\$4,852.59	\$940.00	\$5,792.59
20-Jan	628,000.00	59,000.00	687,000.00	\$3,649.41	\$809.76	\$4,459.17
20-Feb	816,000.00	124,000.00	940,000.00	\$4,637.01	\$1,143.02	\$5,780.03
20-Mar	833,000.00	95,000.00	928,000.00	\$4,722.93	\$996.45	\$5,719.38
20-Apr	871,000.00	65,000.00	936,000.00	\$4,914.98	\$844.83	\$5,759.81
20-May	665,000.00	59,000.00	724,000.00	\$3,873.84	\$814.50	\$4,688.34
20-Jun	855,000.00	106,000.00	961,000.00	\$4,834.12	\$1,052.04	\$5,886.16
	9,746,000.00	1,567,000.00	11,313,000.00	\$54,749.22	\$12,984.60	\$67,733.82

2020-21 Bill Dates	Rear Meter Usage	Front Meter Usage	Total Meter Usage	Rear Meter Bill	Front meter Bill	Total Water Bill
20-Jul	1,436,000.00	182,000.00	1,618,000.00	\$7,770.55	\$1,436.16	\$9,206.71
20-Aug	560,000.00	91,000.00	651,000.00	\$3,343.16	\$976.23	\$4,319.39
20-Sep	1,151,000.00	113,000.00	1,264,000.00	\$6,330.12	\$1,087.43	\$7,417.55
20-Oct	1,035,000.00	123,000.00	1,158,000.00	\$5,743.86	\$1,137.96	\$6,881.82
20-Nov	1,301,000.00	137,000.00	1,438,000.00	\$7,088.24	\$1,208.72	\$8,296.96
20-Dec	1,004,000.00	133,000.00	1,137,000.00	\$5,587.18	\$1,188.51	\$6,775.69
21-Jan	756,000.00	113,000.00	869,000.00	\$4,363.36	\$1,097.36	\$5,460.72
21-Feb	785,000.00	467,000.00	1,252,000.00	\$4,545.07	\$2,918.11	\$7,463.18
21-Mar	601,000.00	79,000.00	680,000.00	\$3,601.65	\$928.76	\$4,530.41
21-Apr	897,000.00	133,000.00	1,030,000.00	\$5,119.31	\$1,205.63	\$6,324.94
21-May	558,000.00	75,000.00	633,000.00	\$3,381.19	\$908.26	\$4,289.45
21-Jun	694,000.00	282,000.00	976,000.00	\$4,078.49	\$1,969.58	\$6,048.07
	10,778,000.00	1,928,000.00	12,706,000.00	\$56,873.69	\$16,062.71	\$72,936.40

2021-22 Bill dates	Rear Meter Usage	Front Meter Usage	Total Meter Usage	Rear Meter Bill	Front Meter Bill	Total Water Bill
21-Jul	611,000.00	93,000.00	704,000.00	\$3,652.93	\$1,000.54	\$4,653.47
21-Aug	555,000.00	142,000.00	697,000.00	\$3,003.21	\$1,152.13	\$4,155.34
	N/A	N/A		\$4,015.43	\$1,100.19	\$5,115.62
21-Oct	398,000.00	801,000.00	1,199,000.00	\$2,560.84	\$4,630.59	\$7,191.43
21-Nov	731,000.00	133,000.00	864,000.00	\$4,268.19	\$6,295.75	\$10,563.94
21-Dec	524,000.00	224,000.00	748,000.00	\$3,206.86	\$1,672.20	\$4,879.06
22-Jan	626,000.00	117,000.00	743,000.00	\$3,729.84	\$1,123.59	\$4,853.43
22-Feb	876,000.00	121,000.00	997,000.00	\$7,064.10	\$1,456.39	\$8,520.49
22-Mar	664,000.00	96,000.00	760,000.00	\$5,488.43	\$1,270.58	\$6,759.01
22-Apr	718,000.00	116,000.00	834,000.00	\$5,889.79	\$1,419.23	\$7,309.02
22-May	700,000.00	125,000.00	825,000.00	\$5,756.00	\$1,486.12	\$7,242.12
22-Jun	673,000.00	118,000.00	791,000.00	\$5,555.38	\$1,434.10	\$6,989.48
	5,910,000.00	2,086,000.00	7,996,000.00	\$54,191.00	\$24,041.41	\$78,232.41

2022-23 Bill dates	Rear Meter Usage	Front Meter Usage	Total Meter Usage	Rear Meter Bill	Front Meter Bill	Total Water Bill
22-Jul	887,000.00	125,000.00	1,012,000.00	\$7,145.88	\$1,486.12	\$8,632.00
22-Aug	541,000.00	94,000.00	635,000.00	\$4,574.25	\$1,255.71	\$5,829.96
22-Sep	782,000.00	175,000.00	957,000.00	\$6,365.46	\$1,857.74	\$8,223.20
22-Oct	676,000.00	110,000.00	786,000.00	\$5,577.62	\$1,374.64	\$6,952.26
22-Nov	851,000.00	163,000.00	1,014,000.00	\$6,878.29	\$1,768.55	\$8,646.84
22-Dec	726,000.00	139,000.00	865,000.00	\$5,949.24	\$1,590.18	\$7,539.42
23-Jan	816,000.00	99,000.00	915,000.00	\$7,494.05	\$1,424.55	\$8,918.60
23-Feb	746,000.00	124,000.00	870,000.00	\$7,937.90	\$1,812.15	\$9,750.05
23-Mar	708,000.00	99,000.00	807,000.00	\$7,563.41	\$1,565.78	\$9,129.19
23-Apr	758,000.00	112,000.00	870,000.00	\$8,056.15	\$1,693.89	\$9,750.04
23-May	803,000.00	140,000.00	943,000.00	\$8,499.62	\$1,969.82	\$10,469.44
June not available yet	7,491,000.00	1,380,000.00	9,674,000.00	\$76,041.87	\$17,799.13	\$93,841.00