

AUDUBON TRACE BOARD MEETING AGENDA

Date: Wednesday November 20, 2024

PLACE: UNIT 2701 TOSTARLY 5:30 P.M.

AGENDA

- 1 PROPERTY MANAGER REPORT
- 3 COMMITTEE REPORTS
 - TREASURER/BUDGET
 - ARCHITECT /PERMITS
 - LEGAL
 - SOCIAL
 - STRATEGIC PLANNING
 - GOVERNANCE
- 4 OLD BUSINESS
 - JULIE WHITE
 - CHANGE IN COLLECTION ATTORNEYS
 - CONDO CONTROL
 - BUILDING 9
 - GUTTER REMOVAL COMPLAINTS
- 5 NEW BUSINESS
 - BOARD EMAILS
- 6 NEXT MEETING
 - PLACE OF MEETING
- 7 ADJOURNMENT

AUDUBON TRACE CONDOMINIUM ASSOCIATION INC.

MINUTES OF THE BOARD OF DIRECTORS

WEDNESDAY NOVEMBER 20, 2024

6TH MEETING OF THE FISCAL YEAR 2024-2025

LOCATION: 2701 AUDUBON TRACE

BOARD MEMBERS PRESENT: CHRIS SHERWOOD, TEVA OSTARLY, BECKY WOLLMAN, SAWESE BUGBEE, JASON CALMES AND STEPHANIE PRUNTY; GARY VINCENT HAD AN EXCUSED ABSENCE.

MANAGEMENT PRESENT: Tim Munch Property Manager and Jeff Adams Assistant Property Manager.

Chris Sherwood called the meeting to order at 5:37 p.m.

Property Managers Report: see attached.

Committee Reports:

Treasurer: The audit report for the 2022-2023 fiscal year is done and awaits final review and approval by the Board. Once approved the full report will be posted to our website. Jason Calmes is putting together the financial narrative that will accompany the posted financial statement for the three-month period ending October 31, 2024.

Permits and Architectural Requests: Unit 2209 had a change request to have a tree replaced that fell during Hurricane Ida. This request will be reviewed based on budget and the replacement of other type trees for the entire property.

Legal: Teva Ostarly made a motion to enter Executive Session. Sawese Bugbee seconded the motion. Motion unanimously approved. The board entered Executive Session at 5:55 pm. On the motions of Jason Calmes and Teval Ostarly the Board exited Executive Session. Chris Sherwood made a motion to refer the Mazzie and Kelly lawsuits to our Board attorney for his review and recommendation. Jason Calmes seconded the motion. The motion passed unanimously. The Board will instruct the Property Manager to file our beneficial ownership report with FINCENN as required. Chris Sherwood also informed the Board that the Legislature passed the New Condominium Act which will be effective January 1, 2025. The board authorized the Property Manager to make the Mazzei and Kelly lawsuits available for inspection to any owner for review, provided the times are within normal business operating hours.

Social: Management will place holiday trees at both entrances. The Board authorized a Year End Social on December 28, 2024 from 2-5 p.m. We encourage owners to participate. Come and meet your neighbors.

Stephanie Prunty

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Strategic Planning: Strategic Planning will resume meetings in January 2025.

Governance: Governance will meet in the spring and set up a means to hopefully get some of the proposed changes to our governing documents approved.

OLD BUSINESS:

1. Condo Control software: Jason Calmes spoke with Condo control about waiving the termination clause. They will resend the contract with the proposed changes.
2. Gutter removal requests: Owner requests are being addressed by Property Management.
3. Board email: All have been addressed.

NEW BUSINESS:

1. Trees: Many trees have been strategically removed over the last several years. The Board proposes a discussion on planting 16 new appropriately sized trees around the property at an estimated cost of \$5100 in January and February of 2025. Further discussion will occur at the December Board meeting.

Next Board Meeting: Proposed Date is Tuesday December 17, 2024, at unit 2701 Audubon Trace at 5:30 p.m.

Teva Ostarly made a motion to adjourn, Sawese Bugbee seconded the motion. The meeting adjourned at 8:30 p.m.

Stephanie Prunty

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Property Management Report – November 20, 2024

- Unit 2207/08 Partition is complete.
- Unit 205/06 Partition still pending. 4x4 support brackets have been fabricated. Installation should be started in a couple of weeks.
- Facia repairs and painting continues.
- Crescent City Cutters to replace some of the dead plants in the South Dr Garden at no cost.
- The ant piles on the property have been treated. Owners should report any ant piles they see.