

AUDUBON TRACE CONDOMINIUM ASSOCIATION INC

MINUTES OF THE BOARD OF DIRECTORS

MONDAY FEBRUARY 17, 2025

9TH MONTHLY MEETING OF THE FISCAL YEAR 2024-2025

LOCATION: 2704 AUDUBON TRACE

Board Members Present: Gary Vincent, Teva Ostarly, Jason Calmes, Stephanie Prunty, Chris Sherwood and Becky Wollman. Sawese Bugbee had an excused absence. She gave her written proxy to Stephanie Prunty

Management Present: Tim Munch Property Manager.

Gary Vincent called the meeting to order at 5:30 P.M.

Property Manager Report: Report is Attached.

Committee Reports:

Treasurer and Budget: Jason Calmes reported that the Budget Committee met on January 16, 2025. The discussion focused on the reserve budget and cash flow requirements. The Budget Committee will schedule another meeting as soon as the Association receives notice of the next Property Insurance premium for the 2025-2026 fiscal year. This meeting is tentatively set for March 10, 2025.

Architecture and Permits: Property Management received two architectural requests: Unit 803 is requesting that the gutters on the back portion of their unit be reinstalled at owner's expense. Unit 802 made the same request. A majority of the Architectural/Permits committee recommended that the requests be denied. Gary Vincent made a motion to adopt the recommendation of the committee and for Property Management to try other mitigation measures first. Jason Calmes seconded the motion. Motion passed with Teva Ostarly and Becky Wollman abstaining.

Legal: Chris Sherwood made a motion to go into executive session. Stephanie Prunty seconded the motion. The Board went into executive session at 6 p.m.

Teva Ostarly made a motion to go out of executive session. Chris Sherwood seconded the motion. The Board exited Executive session at 6:20 p.m.

Stephanie Prunty

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Chris Sherwood made a motion to instruct our attorney to withdraw the settlement proposal for the unit 104 litigation and to proceed with the scheduled court hearing. Motion passed unanimously.

Chris Sherwood made a motion to engage the Derbes Law Firm LLC for our collection activities. Stephanie Prunty seconded the motion. Motion passed unanimously. The Property Manager was instructed to sign the engagement letter for these services and to contact Newman Mathis and inform them that their services will no longer be necessary and to arrange pick up of any outstanding files. We thank them for their past service to our Association.

Social: None

Strategic Planning: The committee meeting has been reset to March 5, 2025.

Governance: The Board has asked Linda Harang, who is on our governance committee, to review our proposed changes to ensure that we are in compliance with the newly adopted Planned Community Act. The new law applies to communities established after January 1, 2025. Existing Condominium Associations continue to be governed under their specific statutes. Ms. Harang has agreed to do this review within the constraints of her available time.

Old Business: None

New Business: Board Email: No specific emails were addressed to the Board of Directors.

Next Meeting date: March 18, 2025, at unit 2701

Gary Vincent made a motion to adjourn. Chris Sherwood seconded. The meeting was adjourned at 6:40 p.m.

Stephanie Prunty

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Property Manager Report – February 17, 2024

- Broken 2" water feed line by unit 2301 has been repaired and fences have been reinstalled. Landscaping in that area still needs to be addressed by Crescent City Cutters.
- Crescent City Cutters will be out this week to install 12 new trees at various locations around the property.
- Tree Masters' Landscape Architect will be out this week to discuss cost to draw up Proposed Master Landscape Plan.
- BEF Electric has been hired to fix electrical problem with three tier streetlights by South Pool.
- Fountain Pump has been replaced.
- Work continues on porch replacement for unit 2703.