

AUDUBON TRACE CONDOMINIUM ASSOCIATION INC

MINUTES OF THE BOARD OF DIRECTORS

TUESDAY MARCH 18, 2025

10TH MEETING OF THE FISCAL YEAR 2024-2025

LOCATION :2704 AUDUBON TRACE

Board Members Present: Gary Vincent, Teva Ostarly, Jason Calmes, Stephanie Prunty, Chris Sherwood, Becky Wollman and Sawese Bugbee.

Management Present: Tim Munch Property Manager.

Guest Present: Zack Fanberg with Higginbotham Insurance

The meeting began at 5:30 p.m. Zack Fanberg presented the property insurance options for the Association. Board members asked questions about the various companies, policies and available options. Zack Fanberg left our meeting at 6 p.m.

The board meeting commenced at 6 p.m. Regarding the insurance coverage Gary Vincent made a motion to accept option 3 of the insurance proposal. Teva Ostarly seconded the motion. The Motion passed unanimously to purchase property insurance coverage with SRU for \$ 568,011.83. This policy has a one (1) percent wind and hail deductible of \$407,455. The policy will be paid from our available funds.

Committee Reports:

Legal: Stephanie Prunty made a motion at 6:20 pm to go into Executive Session regarding existing legal matters. Sawese Bugbee seconded the motion and the motion passed unanimously. Gary Vincent made a motion to go out of Executive Session at 6:30 p.m. Teva Ostarly seconded the motion. Motion passed unanimously.

Stephanie Prunty

Board Secretary Page 1 of 2

Strategic Planning: Becky Wollman gave an update on Strategic Planning. Condo Control as of May 1, 2025 will not support Quickbooks Desktop which the Association uses for our bookkeeping. Based on the recommendation of Becky Wollman, Jason Calmes made a motion, seconded by Chris Sherwood, to not continue with the condo fee payment options of Condo Control due to the support issue as well as planning issues for future property management options. Motion passed unanimously.

Property Management Report: Tim Munch gave the property management report which is attached to these minutes.

Board Email Update: The Board received an email request with various questions from unit 1901. The response is attached for the benefit of all owners.

Architecture/Permits: Sawese Bugbee had a request from unit 1405 to restore rear gutters on the unit at owner's expense due to ponding issues on his back patio. In an effort to address the problem a motion was made to take out bricks in rear patio and put in aggregate at Association Cost. Jason Calmes seconded the motion. The motion passed unanimously, with the exception of Teva Ostarly who had left the meeting prior to the discussion.

Treasurer Report: Jason Calmes is scheduling a budget committee meeting in late April to work on the budget for fiscal year 2025-2026.

Next Meeting: Wednesday April 30 ,2025 at 2701 Audubon Trace.

Gary Vincent made a motion to adjourn. Sawese Bugbee seconded the motion. The meeting adjourned at 6:50 p.m.

Stephanie Prunty

Board Secretary Page 2 of 2

Property Manager Report – March 18, 2025

- Property Management recently asked owners to submit any work orders they have or see other than building pressure washing and painting which is already scheduled.
- Crescent City Cutters has installed 12 new trees at various locations around the property.
- Crescent City Cutters will be scheduling a property wide trim sometime at the end of April or May (after everything blooms).
- Three tier streetlights by South Pool is now working.
- Work on unit 2703 front porch replacement is complete.
- EMSCO was on site to prepare estimate for various street and sidewalk repair/replacement.
- Pump Motor in Fountain was replaced.

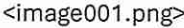
Subject: Re: Response to quuestions
Date: Friday, February 28, 2025 at 4:04:36 PM Central Standard Time
From: Sue Marchal
To: audubon1@nocoxmail.com
Attachments: image001.png

Thanks.
Sent from my iPad

On Feb 28, 2025, at 3:11 PM, Audubon Trace Condominium Association, Inc.
<audubon1@nocoxmail.com> wrote:

Sue

- According to the calendar the board met on January 29th. It has been 3 weeks since the meeting. The minutes have not been posted to the web nor have I received them via email. I wonder when we will get the minutes and why it takes a post to the Google Group for the minutes to be published.
- Does anyone else miss the weekly property manager's report? I'd like to know what work has been completed and what is scheduled.
- Building 16
 - What is the status of the liens? **Lein is still in place for unit 1601. Foreclosure documents have been filed on unit 901**
 - Has AT collected any of the back fees and assessments? **Yes**, If so, how much? **\$342,218.01**
 - Why are they allowed to store construction debris on the patio for days at a time? **Unit owner is doing reconstruction. Debris should be removed today.**
- Legal matters
 - What is the status of the suits filed by owners in Building 9? **Plaintiff attorneys have asked for discovery on unit 903. Unit 902 has not filed any motions at this time.**
 - What is the status of the suit filed by the owner in Building 1? **Court Date was February 25th Judge will make a ruling in 2 weeks**
 - Are there any other legal matters pending? **Liebert, Mazzei, Kelly, and Marchal**
- Accounts Receivables – **as of February 28, 2025**

- What is the total owed not including any prepaid fees? **\$50,203.14** (**\$37,781.99** is 7 delinquent assessments)
 - How much of that amount is over 90 days? **\$50,203.14** (**\$37,781.99** is 7 delinquent assessments)
 - Have liens been filed and water shut off? **Yes, Liens have been filed and yes, water has been shutoff yes, some are in a payment plan for various reasons and yes, some circumstances do not warrant a lien or water termination.**
- Tree planting
 - According to the December 2024 minutes trees were going to be planted.
 - 
 - Were the prior year delinquent fees collected/ **Yes**
 - What species of trees are going to be planted? **Holly, Dwarf Magnolia, and Drake Elm.**
 - Where will they be planted? **Various Locations indicated by yellow flags**
 - Are they appropriate for the space or will they grow too large and have to be removed later? **They are appropriate for the space.**
 - We are almost at the end of February and they have not been planted yet. According to the LSU Ag Center tree planting should have started in November and be completed by March. The longer they are in the ground before the heat of summer the better the odds of survival.
<https://www.lsuagcenter.com/articles/page1685722061577>
https://www.lsuagcenter.com/topics/lawn_garden/ornamentals/trees_shrubs/tree-selection-and-planting
 - Who is going to water the newly planted trees? **Tim**
- What happened to the online bill pay option and the ability to view our account online? **There were penalties for participation below 75% and now condo control no longer supports Quick books Desktop** Even if you use automatic bill pay via the bank the ability to check your account balance is something many of us would like.

Sue Marchal

#1904

Thanks

Tim Munch

Property Manager
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