

AUDUBON TRACE CONDOMINIUM ASSOCIATION INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday June 10, 2026

11th Meeting of the Fiscal Year 2025-2026

Location: 2704 Audubon Trace 7:05 p.m.

Board Members Present: Jason Calmes, Stephanie Prunty, Gary Vincent, Devin George, Teva Ostarly and Chris Sherwood.

Management Present: Tim Munch Property Manager and Jeff Adams Asst. Property Manager

Gary Vincent called the meeting to order at 7:05 p.m.

After discussion of the proposed budget with owners at the open meeting Jason Calmes made a motion to adopt the 2026-2027 budget as presented. Stephanie Prunty seconded the motion. The motion was unanimously approved.

Property Manager Report: Tim Munch gave an update on pressure washing, tree removal and trimming issues, and the repair to the surveillance camera. There was an update on the project to replace the rear entrance with a solid wall. This project is in the beginning stages and will require Jefferson Parish permits and plans.

Gary Vincent made a motion to begin design plans for the rear wall project and to authorize the scheduled pressure washing of buildings on the 2026-2027 Manager's schedule. He also made a motion to authorize tree trimming and removal as well as repairs to the surveillance camera. Teva Ostarly seconded the motion. Motion passed unanimously.

Legal: Jason Calmes made a motion to go into executive session. Chris Sherwood seconded the motion. The Board went into Executive Session at 7:30 p.m. The topic was a foreclosure issue for a delinquent unit owner. The Board came out of Executive Session at 7:30 p.m.

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Stephanie Prunty Board Secretary

There being no further business to discuss Teva Ostarly made a motion to adjourn.
Chris Sherwood seconded the motion. The meeting adjourned at 7:40 p.m.

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