

AUDUBON TRACE CONDOMINIUM ASSOCIATION INC.

MINUTES OF THE BOARD OF DIRECTOR

Wednesday June 10, 2026

Open Meeting of the Fiscal Year 2025-2026

Location: Jefferson Senior Center

Attendance Sheet is Attached

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 6:02 p.m.

State of the Trace: Gary Vincent as President gave a State of the Trace report to the owners in attendance. He also gave an update on the state of the proposed by-law changes.

Budget Report: Jason Calmes, Treasurer, presented the proposed budget for fiscal year 2026-2027. There was no proposed increase in Homeowner dues for the next fiscal year. He answered questions from various unit owners regarding a variety of issues, including investment income, units for sale, unit owners' dues delinquency, landscape committee questions and the process for work orders.

Sue and Hank Marchal were thanked for their work on the public portion of Audubon Trace grounds. The property manager Tim Munch addressed and answered questions where appropriate.

With no further owner questions, the meeting was adjourned at 6:45 pm.

Page 1 of 1

Stephanie Prunty Board Secretary

PRESIDENT—Open Meeting

Welcome—Sign in sheet

- Restrooms & Emergency Exits
- Silence Phones
- Introduction of Board & PM (Tim & Jeff)
- Hold all questions till the Q & A session
- State of the Trace Report —
 - Pressure washing of building 18, 16, 31, 28, 27, 21, 38, 39, 6, and 12 completed
 - Maintenance and Painting of building 18, 16, 31, 28, and 27 completed.
 - Property Wide removal of Sage Palms, Pines Trees, a Pecan Tree, and stump removal.
 - 7 new trees planted
 - South Drive Keypad replaced after being struck.
 - \$65,000.00 worth of street, driveway, and sidewalk repairs.
 - Three major water leaks repaired.
 - Inspection of 3 story steps completed; listed repairs completed
 - 4 emergency LED streetlights installed at each corner of the property.
 - North and South Pool pumps & motors replaced.
 - Facia, soffits repaired and gutters re-installed over those unit with rear 2nd floor balconies.
 - Removed and replaced the last of 27 wooden decks with washed aggregate .
 - As of Friday our 2-man in-house maintenance team have completed 233 work orders; rebuilding porches, changing outdoor light fixtures & bulbs, fence repairs, weatherstripping doors, replacing window screens, spot pressure washing, cleaning outside kitchen & dryer vents and building maintenance in preparation for scheduled pressure washing & painting.

BY-LAWS—

Out of 237 units, only 67 have returned ballots as of this past Monday.

2/3 of 237 or 158 "YES" votes are required to approve any changes

Last week Tim knocked on the doors of the 170 that have not yet voted to "hand deliver" to 27 of those Unit owners that were home a "replacement" ballot packet.

IF YOU HAVE NOT YET VOTED, PLEASE CONTACT TIM AND HE WILL GET A REPLACEMENT BALLET PACKET TO YOU.

JASON—Budget Committee Chair—Presentation of 2026/27 BUDGET

Questions

Adjourn

PRINT
NAME

UNIT #

RENTER/OF
OWNER

Robert & Germaine @ ARADONA	1206	OWNER
Robert and Lori Johnson	402	OWNER
Rebecca M. Schaen	2102	OWNER
Susan Callia	1601	OWNER
Henko Sue Mardal	1904	OWNER
Jan Lapre	601	OWNER
PEGGY SHIPMAN	3222	RENTER
Maggie CHEDON	3212	OWNER
Barbara Danner Craner	2001	OWNER
Jane Wilhoit	1504	OWNER
Julie Eschete	3814	OWNER

RENTER/OF
OWNER

Dan L. / Y. Ward	1402 / 2302	OWNER
Robert Duss	803	OWNER
Sherry Sowell	1804	OWNER
SAUNDRA NOVA	1702	OWNER
Clare Frascinaro	1801	OWNER
VIRGINIA KILLFOILE	1203	OWNER
JOHN ASWAB	1406	OWNER