

AUDUBON TRACE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

MARCH 4, 2009

Meeting called to order at 6:35pm, 302 Audubon Trace

Present: Al Lafaye, President
Linda Harang, Vice President
Stephanie Prunty, Treasurer
Sawese Bugbee, Secretary
Patsy Phipps
Lenny Simmons
Roma Gibson-King

Also Present: Tim Munch, Property Manager
Jeff Adams, Asst. Property Manager

FINANCE

- T-Bills remain the same: have not made anything, but have not lost anything with the recent stock market decline.
- Budget Committee tentative meeting set for April
- Realized \$13,191 on liens with the sale of Unit #2303.
- Motion to move \$100,000 refund due to State Farm recalculation of flood insurance premium from checking account to savings account unanimously approved.

LAWSUIT UPDATE

- Schroth case – Judgment has not been signed. Attorney reports court costs have not been paid.
- Fennerty case – Plaintiff refuses to dismiss his case against the Association; motion to dismiss to be filed.

NORTH DRIVE PROJECT

- Concrete – for creation of parking spaces and sidewalks for both North Drive and interior spaces, estimate came in at +/- \$26,000
- Tree removal to accommodate parking and traffic, estimate came in at +/- \$6,000

MAINTENANCE

- Sewer line on North Drive will have to be re-routed to the correct connection of parish lines before any work can be done to improve the parking and traffic safety of North Drive. This work is required to correct improper location of sewer line by developers, and will eliminate sewer back up into ATCA buildings caused by current location of line.
- Water lines feeding building 22 – pipes need to be re-plumbed to be below ground and up to code.

LONG RANGE/CAPITAL IMPROVEMENT PLANNING COMMITTEE

- Committee met to discuss scope, financing and planning of projects.
 - Plumbing of Building 22 – priority
 - Sewer tie-in of along North Drive – priority
 - Re-caulking of street – already budgeted
 - Re-stripping of parking spaces – already budgeted
 - Discussed possibility of sending out a survey to unit owners

7:30pm, Executive Session.

8:10pm, Executive Session ended

LEGAL

- Claim of owner of Unit 3622 of alleged fall on steps of Building 36, and said Unit owner's rejection of offer of ATCA to reimburse claimant of out of pocket expenses of \$83.65 pending signing Release form to ATCA, ATCA will notify State Farm in writing that ATCA shall, for this specific claim, waive its right to be provided with a defense and its right to indemnification under ATCA's CGL policy, and any other rights to which ATCA is otherwise entitled under the terms and conditions of the policy, thereby relieving State Farm of all its contractual obligations to ATCA under the policy for this particular claim. For this specific claim, ATCA will handle the claim to its conclusion in-house and/or through professionals hired directly by ATCA. All costs of handling and/or resolving this claim will be assumed by ATCA, said costs to be paid by all Unit owners in direct proportion to their percentage of Unit ownership. In favor: Al, Linda, Lenny, Roma, Stephanie and Sawese. Opposed: Patsy.

OTHER BUSINESS

- Roma inquired about a turn lane on Jefferson Highway. Al opined that this has been brought up before, that the parish/state requirements have thwarted progress on that point.
- Roma brought up the subject of all the cats. Tim & Jeff working on a solution.
- Patsy informed us of a Suburban Terrace Civic Association meeting in the Sr. Citizens Meeting room scheduled for March 10. Encouraged our participation in community activities.

There being no further business before the Board, meeting adjourned at 8:30 pm.

Respectfully submitted,

Sara Bugbee
Secretary