

AUDUBON TRACE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

WEDNESDAY, APRIL 30, 2008

Meeting called to order at 6:40pm, 302 Audubon Trace

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

Absent: Mike Kopke

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

FINANCIAL

- Budget Committee met March 25:
 - No dues increase
 - Security guard cost gone - replaced with surveillance cameras
 - Citizens Insurance refunding \$4400
 - Payroll remains the same
 - Reserve funding \$2000/month; if surplus at year end, deposit to reserve account

ARCHITECTURE

- Replacement Window issue that was discussed at the Open Board Meeting of 3/25/08: Determined that there is no window problem at the Trace. No foreseeable need to replace windows or doors other than in the ordinary course of maintenance. Therefore, **no need for an assessment.**

SECURITY

- Security cameras have already captured illegal pool usage! Several teenagers (non-residents) were caught on camera climbing the fence to the pool.
- Front Gate/Drive - discussion of the safety issue of all the parked cars along the drive. Linda will call a meeting soon to discuss creating parking spaces to alleviate the problem.

LEGAL

- Status of the 3 pending suits:
 - Katrina related suit - judgment made; waiting for signatures
 - Water heater suit - waiting for final judgment
 - Toilet suit - depositions scheduled; case is moving
- General discussion for the need to consolidate all 5 ATCA insurance policies with one agent. Will begin interviewing new agents.
- General discussion for the need to establish criteria for applications for leased units.

LANDSCAPE

- Sue Marchal (#1904) Can we get an arborist to inventory our trees and determine where to plant new ones? Not in our budget.
- Cary Alden (# 3922) Can we get a soil expert to determine what plants to plant around her building? Soil testing at unit owners' expense.
- Tom Covington (#2208) Will the trees be trimmed before hurricane season? There's approx. \$1000 in the budget to trim what we can.

8:40pm MEETING ADJOURNED

Respectfully submitted,

Sara Bugbee
Secretary