

AUDUBON TRACE CONDOMINIUM ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS

JULY 8, 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  
                  Leonard Simmons

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

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ELECTION OF NEW OFFICERS

- Linda moved and motion unanimously accepted to retain the same officers
- Linda's term will be the 1 year term

FINES

- After discussion, it was decided the fines will remain the same as last year:
  - Delinquent Dues - \$20.000 per offense
  - Rules Violations - \$20.00/day minimum/determined by Board based on severity of offense
  - Failure to report Certificate of Resale - \$50.00
- Tim is to send out notification of fines, new board members as well as hurricane information

COMMITTEE STRUCTURE

- Current Standing Committees are: Landscape/Architecture; Budget/Finance; Social; and Ad Hoc Gate/North Drive/Gate.
- Linda moved that until there is a major change in the Budget, the Landscape/Architecture Committee be changed to Permits Committee, the function of which will be to review and approve or decline requests for changes in landscaping and architecture.  Approved.
- Lenny moved that there be a Master Planning Committee for long-range landscape and architecture project.  Approved.
- New committees for this year and their chairs are as follows:
  - Permits for landscape and architecture - Linda Harang
  - Master Planning for landscape and architecture - Lenny Simmons
  - Budget/Finance - Stephanie Prunty
  - Social - Patsy Phipps
  - North Gate - Linda Harang

#### FINANCIAL

- \$546M 90 day Treasury Bill due 7/9/08.
- \$4,069.89 into savings
- Renew \$551M on 7/10/08 due 10/10/08 for \$548,820.00 leaving \$1,249.89 in savings

#### LEGAL

- Status of the 3 pending suits:
  - Katrina related suit - still pending
  - Water heater suit - appeal pending. Decision not expected til early Fall, 2008.
  - Toilet suit - trial on the merits scheduled for 9/29/08

#### INSURANCE

- Motion unanimously approved to max out Flood Insurance coverage on those buildings that currently are not at the maximum limit.

#### POOLS

- Motion to ban smoking within the gated pool enclosures (both North & South pools) was unanimously passed. Ban to go into effect when all homeowners are notified and the no smoking signs are posted at all pools.

#### PROPERTY MANAGER UPDATES

- South Gate access push pad - looking into alternatives
- Termite control - traps are checked once a month
- Holes in North Drive - will attempt another temporary patch
- Restriping of parking spaces approved and ready to go

9:00pm MEETING ADJOURNED

Respectfully submitted,

Sara Bugbee  
Secretary