

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS**

Monday, January 11, 2010  
Eighth Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 6:35 pm at Unit 2704

Board members present: Sara Bugbee  
Linda Harang  
Roma Gibson-King  
Al Lafaye  
Patsy Phipps  
Stephanie Prunty  
Lenny Simmons

Staff present: Tim Munch, Jeff Adams

**1. MANAGER REPORT –**

- freeze – no damage reported
- heavy rains – 7 leaks reported, all repaired
- maintenance schedule behind @ 7 weeks due to weather in December

**2. NORTH DRIVE LANDSCAPING –**

- Tim Munch reported on bids received as follows:
  - a. Crescent City Cutters – \$11,000 [drake elms, hollies]
  - b. Plant Gallery – \$4,500 [hollies]
  - c. Beth Rittler – \$15,000 [Japanese blueberries]
  - d. Bengel Landscape – \$14,000 [crape myrtles, camellias]
- Board discussed components of bids
- Lenny Simmons moved, Patsy Phipps seconded that a budget of \$10,000 to \$12,000 be allocated from funds in the Savings Account, and Tim Munch will get a revised proposal from Crescent City Cutters and Bengel Landscape; motion passed by a vote of 7-0
- Note:

During week of Jan 25, Tim Munch distributed to Board revised proposals; Board met at South Pool Friday January 29, 2010 at 6 pm and discussed new proposals;

Stephanie Prunty moved, Linda Harang seconded acceptance of proposal from Crescent City Cutters at \$10,562.25 [drake elms, hollies, azaleas], with request to

change azaleas to Indian hawthorns; motion passed by a vote of 7-0 [Lenny Simmons voting by phone]

- Tim Munch reported that depending on weather, contractor will begin work next week

### **3. BUILDING 22 PLUMBING REPAIRS –**

- Tim Munch reported receiving two bids for work as follows:
  - a. Mechanical Construction – time and materials bid only
  - b. Merlin Gresse – \$28,000
- Board discussed proposals
- Linda Harang moved, Lenny Simmons seconded to accept bid of Merlin Gresse Plumbing; motion passed by a vote of 7-0

### **4. SOCIAL COMMITTEE –**

- Tim Munch submitted request for reimbursement of \$92.00 from committee for expenses incurred in monthly socials
- Board discussed request
- Linda Harang moved, Roma Gibson-King seconded approval of request with payment to be made from petty cash; motion passed by a vote of 7-0

### **5. FINANCE –**

- budget and expenditures for fiscal year are on target
- due to protracted failure to pay condo dues, water is now turned off at units 1401, 3711, 3102, 1003, and 1104
- Tim Munch reported that he has received the final audit for the 2008-2009 fiscal year; we are now current with audits

### **6. LEGAL –**

#### **A. Speeding, reckless driving incident –**

- Al Lafaye and Patsy Phipps reported on a speeding, reckless driving incident that occurred on Sunday January 10, 2010 on North Drive involving resident of Unit 1401
- Board discussed incident
- Linda Harang moved, Stephanie Prunty seconded to fine the owner of unit 1401 for reckless driving of unit resident; motion passed by a vote of 7-0

#### **B. Delaune/Fenerty suit –**

- Linda Harang reported that the lawsuit filed by unit owners Jeff Delaune and Frank Fenerty against the Association has been dismissed on the merits; all delays for appeal have passed
  - this matter is closed and has been removed from the “litigation list” on the “certificate of resale”
- C. Linda Harang moved, Lenny Simmons seconded to go into executive session to discuss status of current litigation, and separate problem with a unit; motion passed by a vote of 7-0; Board in executive session for 30 minutes; Board exited executive session

**7. ADJOURN –**

- Linda Harang moved, Roma Gibson-King seconded that the meeting be adjourned; motion passed by a vote of 7-0
- meeting adjourned at 8:35 pm

Submitted for publication on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Linda S. Harang, Board Secretary  
Unit 602