

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE SECOND OPEN MEETING OF FISCAL YEAR**

Wednesday, March 31, 2010
Tenth Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 6:30 pm at South Pool

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

Absent: Patsy Phipps

Staff present: Tim Munch

1. MANAGER REPORT –

- A. Freeze damage –
- landscape contractor working to cut back and remove dead plants
 - some may not be replace due to location (too close to building) or type
- B. Maintenance status –
- maintenance schedule still behind to weather in January/February
 - need to complete 4 buildings in next 3 months to complete list for this year
 - no owner maintenance requests now pending, all current
- C. Building 22 plumbing –
- work postponed several times due to weather
 - now just waiting for plumber to schedule
 - related tree removal complete
- D. New sewer line along North Drive –
- project needed to separate our sewer line from Ville St. Marie
 - waiting for plumber to schedule
- E. North Drive landscaping – work complete for now
- F. Questions to Manager –

- Q. Colors on exterior of buildings, can we change?
A. Changed 3 colors several years ago; no suggestion pending; Long Range Planning Committee can discuss
- Q. Is a gate going to be placed on North Drive?
A. Don't know yet; Board has to discuss; Long Range Planning Committee to discuss
- Q. Will speed bumps be lowered?
A. No; purpose is to ensure drivers stop at "stop" signs; lower speed bumps not effective in past; whether to add new, higher speed bumps elsewhere on property under review
- Q. Can we "hard paint" exterior of buildings to reduce maintenance costs?
A. Not convinced that paint will work as advertised on our buildings; also, enamel-type paint would hide water and termite damage from routine inspection; building maintenance once every 5 years includes much more than just paint and would still need to be done, so not as much savings as you might think
- Q. Can anything be done to ensure owners pick up after their dogs?
Problem seems to be getting worse.
A. If you see someone who does not pick up, report the owner and a fine will be issued. Suggestion by Cathy Rotolo and Sue Marchal to produce/create special flyer addressing this issue accepted.

2. FINANCE – Lenny Simmons report:

- committee will begin next month to review current expenditures in preparation for writing budget for next fiscal year
- Reserve account as of May 13, 2010 = \$580,000
- Savings account = \$57,500

3. LEGAL – Linda Harang report:

- A. Thompson suit –
 - owner dismissed suit against Association with prejudice; no liability for Association; case closed
 - suit was not tendered to State Farm for defense; Board decided to handle suit "in house" to reduce claims history on State Farm account
 - Board hired Robert Diliberto of Diliberto & Kirn (Metairie) to defend suit;

- Linda Harang assisted
- Diliberto legal fees and costs total \$1,273.75
- bill has been reviewed and is in order
- Linda Harang moved, Stephanie Prunty seconded approval of bill and instruct Manager to make payment; motion passed by a vote of 6-0
- Linda Harang also reminded owners that although this bill is being paid out of operating account, that means that all owners are paying this bill according to their percentage of unit ownership

B. Changes to Declaration voting –

- as of March 18th Manager had received ballots totaling at least 80% approval for each of the 3 proposed changes
- Manager took all ballots and current tax roll from Parish Assessor’s Office to ATCA external auditor to confirm vote
- auditor confirmed that all ballots were, in fact, submitted by unit owner or co-owner and that vote totals of Manager were accurate
- votes were as follows:

- 219 units cast ballots; 18 units did not vote = 237 units

(1) Ballot item 1 – add 2 definitions to Declaration

■	Yes	=	201 units	84.93 %
■	No	=	18 units	7.578 %
■	Abstain/not vote	=	18 units	7.687 %

(2) Ballot item 2 – change % approval required to amend Declaration from 80% to “at least 67%”

■	Yes	=	192 units	81.0 %
■	No	=	27 units	11.508 %
■	Abstain/not vote	=	18 units	7.687 %

(3) Ballot item 3 – change “trustee” to “association or trustee”

■	Yes	=	198 units	83.757 %
■	No	=	21 units	8.751 %
■	Abstain/not vote	=	18 units	7.687 %

- Linda Harang thanked owners who served on ad hoc committee and helped with voting process and encouraging other owners to vote: Pat Traina, 501; Maria Zabalaqui, 707; Mary Jane Post, 802; Cathy Rotolo,

1501; Sue Marchal, 1904; Jon Burroughs, 3312; Lana Fitzgerald, 3511; Pratt Landry, 3512; Edie Tedisco, 3611; Jane Williams, 3713; Bruce Giamo, 1405.

- Linda Harang moved, Lenny Simmons seconded that the Board authorize Board President Stephanie Prunty to sign the necessary documents so that the “Amended Restatement of the Declaration” can be filed into the Record of the Parish Conveyance Office and Assessor’s Office and therefore be effective as to the Association and its owners; motion passed by a vote of 6-0

4. SOCIAL COMMITTEE – Stephanie Prunty report:

- Pratt Landry looking for more committee members
- Pratt Landry explained no social events in January/February/March due to Saints, Mardi Gras, weather

5. LONG-RANGE PLANNING – Lenny Simmons report:

- committee will hold first meeting in April
- topics to consider are survey of owners to determine interests in projects, welcome kit for new owners

6. MORE OWNER QUESTIONS –

- Q. What is being done about units with liens?
A. Linda Harang explained that in the past units usually were up for sale and AT would recover unpaid dues from sale proceeds; in present economy we now have some vacant units for which owners stopped paying dues; Board now more aggressive about these units. Steps are to place lien, then file suit, have to get service of process on owner, have trial or get default judgment, and then can turn over to Sheriff for sale, which all takes time. Meantime, Manager is requesting copies of all leases for units being rented by owners; By Laws require that a lease cannot be for a term of less than 6 months.
- Q. What about units with “boarders”?
A. Linda Harang explained that this issue will be discussed by Board at next closed Board meeting.

7. ADJOURN –

- Linda Harang moved, Lenny Simmons seconded that the meeting be adjourned;

- motion passed by a vote of 6-0
meeting adjourned at 7:30 pm

Board wants to thank Patsy Phipps of Tribute Real Estate Company for sponsoring refreshments before and after the meeting.

Submitted for publication on the _____ day of _____, 2010.

Linda S. Harang, Board Secretary
Unit 602