

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

Wednesday, April 1, 2009

Meeting called to order at 6:30pm at the South Pool.

Board Members present: Al Lafaye, President
 Linda Harang, Vice-President
 Stephanie Prunty, Treasurer
 Sara (Sawese) Bugbee, Secretary
 Patsy Phipps
 Roma Gibson-King
 Lenny Simmons

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

FINANCE – presented by Al Lafaye and Stephanie Prunty

- Finances are in good shape.
- Property insurance changed to new flood zone lowering premium.
- The \$100,000 refund due to State Farm recalculation of flood insurance premium has been deposited to savings account as voted on at the 3/4/09 board meeting.
- \$560,000 in treasury is due 4/16/09. Not making money, but haven't lost anything.
- \$130,000 in operating account.
- \$110,000 in savings account.

NEW / ON-GOING PROJECTS – presented by Tim Munch

- North Drive sewer lines: were never connected properly to parish lines. They tie in with Ville St Marie. This has caused major back-ups to the big buildings up front. Plan to rework the lines so they tie in correctly to parish sewerage lines.
- Parking on North Drive – create off street parking once sewer line work completed.
- Bldg #22 – problems with original construction of water lines requiring re-work of feed lines.
- Sidewalks – repair as needed, building in handicap accessible ramps.
- Re-stripping of parking spaces in the works.
- On schedule for maintenance. Do 45 units per year (broken down to buildings).
- Next year, scheduled to re-caulk the streets. \$11,000 to \$12,000 budgeted.
- Still do “work orders” so submit as needed. Submit requests for pressure washing.

LEGAL – presented by Linda Harang

- Successful in getting 2 lawsuits against ATCA dismissed. In the decision, judges wrote opinions as to what was and what was not the responsibility of the Association - everything inside your unit including walls, flooring, ceilings, is the responsibility of the unit owner. The need for adequate individual unit owner insurance (hazard, flood and contents) was stressed.
- Informed today (4/1/09) concerning the overflowing toilet case: on 1/12/09, at trial, the judge concluded that ATCA not at fault and dismissed the case.
- Remaining suit – unit owner refused service. This case should be concluded by 4/21/09.
- By 4/21/09 all old litigation against us (ATCA) should be over.
- Claim of owner of Unit 3622 of alleged fall on steps of Building 36: as reported in the minutes of 3/4/09, ATCA released State Farm of all its contractual obligations and 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.
- ATCA Insurance – Tony Bordlee has been instructed by the Board to not engage in conversations with unit owners on ATCA insurance. If anyone has any questions concerning insurance coverage, please contact Tim Munch.

GENERAL DISCUSSION -

- **Pat Traina, Unit #501** - Volunteered help with insurance matters.
- **Paul Brown, Unit #208** – inquired as to the claim of owner of Unit 3622 (alleged fall on steps) and whether the Release was signed. Linda: “Owner did not respond except with the letter from her lawyer.”
- **Tom Covington Unit #2208** - suggested the website be used to update status of suits.

There being no further business to bring before the Board, Al Lafaye moved to adjourn.

Meeting Adjourned 7:25pm

Respectfully submitted,

Sara Bugbee (Sawese)