

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION**

Board Meeting Minutes

May 17, 2022

The meeting was called to order at 5:59pm.

Present were President Sidney Lee, Treasurer Vincent Liberto, Secretary Kim Kochera, Director Kevin Kratzberg, Director Theresa Piper, Office Manager Sylba Krohn, and Guest Speaker Mitchell Foor.

President Lee introduced guest speaker, Mitchel Foor from Velocity Services Group.

President Lee asked, the previous meeting minutes have been emailed to the Board. Do you want to accept them as printed or have Kim read them? Director Piper made a motion to accept the minutes as printed. Treasure Liberto seconded the motion. All voted and it passed unanimously.

President Lee asked Treasurer Liberto to give the financial report. Treasurer Liberto read the bank balances as of April 30, 2022. Director Kochera made a motion to accept the report as read. Director Piper seconded the motion. All voted and it passed unanimously.

**OLD BUSINESS**

President Lee expressed that two additional landscapers have been contacted for the flooded patios of units 147 and 125. Both say the area does not slop enough, but they will come back in six months when they catch up the current work. Also, Herman, our maintenance man, is working on two drains that are there already. There was a brief discussion.

President Lee stated that Mr. Foor is working on the dumpster replacement by building 25. Mr. Foor stated that the cement will be poured when the cement repairs are made around the complex. There was a brief discussion.

President Lee declared the fences are finished. Herman, our maintenance man, will be doing some reinforcements of the back fence, but it is completely installed.

President Lee stated that the landscaping by Robbie's crew is complete and looking good. There was a brief discussion.

President Lee declared the new budget was approved unanimously by the Board and has been published.

President Lee stated that the Thibodeaux case has been dismissed with prejudice.

#### NEW BUSINESS

President Lee expressed that unit would like to plant an olive tree at the end of building 20 where the other tree blew over in the storm and was removed. There was a brief discussion. Director Kochera made a motion to allow unit 66 to plant a tea olive tree as requested. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that the amenity area bathroom facets are in really bad condition. Is it okay to purchase new ones and have Herman replace them? Treasurer Liberto made a motion to purchase new facets and have Herman replace the old. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that the Board needed to pick a rail color. There was a brief discussion. Director Kochera made a motion to approve the sample of light gray paint. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee asked for a motion to enter Executive Session. Treasurer Liberto made a motion to enter into Executive Session. Director Piper seconded the motion. All voted and Executive Session began.

Director Kochera made a motion to end Executive Session. Director Piper seconded the motion. All voted and Executive Session ended.

President Lee asked for any other new business.

Mr. Foor stepped up. He stated that he would have a price on cement this week. He will be marking areas with green paint for Velocity, and red paint for Avant Garde. In some areas there will be both green and red paint. These areas will split the cost.

Mr. Foor stated that he had two companies come out to see the area that floods. Both companies said they don't have the time nor the manpower to address it right now. One said there was too much sloop, and we may want to trim it down. But that would be six months from now. Director Kochera stated that something slimmer to that had been done before.

Mr. Foor stated that he has a window man scheduled to come out for an estimate.

Mr. Foor stated that his main concern was that 25% of the upstairs decks need major wood repairs. Also, 50% have minor work that needs to be done. The problem is that the homeowners won't get with them to discuss the issue. He expressed that maybe the association needs to send out letters that let the homeowners know that if they don't address the issues, the association will address the issues and charge back the homeowners. It is their property, not the association's, but it is depreciating the property values because you are not keeping up yours.

Treasurer Liberto asked if there was a list? Mr. Foor stated that he and an associate would walk the grounds and make a list as well as take pictures. President Lee stated that if the main beam is rotten, that is the association's responsibility. But, if the deck or the rails need replacing, that is the homeowner's responsibility. A discussion followed. President Lee stated that we need to include in the letter that the owners can use the contractor of their choice, but they must make certain the contractor's credentials have been recorded in the office.

President Lee asked for additional questions.

Director Kratzberg asked if we knew how many homeowners are in delinquent status? Office Manager Ms. Krohn answered we have a few, but not many. President Lee requested Ms. Krohn submit a list at each meeting for the Board's review.

Office Manager Krohn asked if Director Kochera is selling her condo. Director Kochera answered yes, and that this would be her last meeting as she is resigning. Director Kratzberg asked Director Kochera to please put her resignation in writing just for the records. She said she had planned on it and would.

Treasurer Liberto stated that he had one more item to discuss: building 10 that the Entergy wire broke and hit. The insurance is \$64,000 with a \$25,000 deductible. The new carrier's policy has been in effect only two months so we must be careful about submitting a claim like that. There's the danger of them raising our rates or dropping us. We've already spoken with the Louisiana State Commissioner, our agent, and the broker for the insurance company. All of them said we have the right to resend our claim. The reason we submitted our claim is that you can fight Entergy for twenty years on a claim. Mr. Foor stated that he could do the work at cost for about \$20,000, and we could pay him \$5,000 a month for four months. This would take the pressure off the association.

Treasurer Liberto continued, So, my motion is that we resend the claim with our insurance, Mr Foor does the repairs for around \$20,000, and then file a claim with Entergy. Director Piper second the motion. All voted and the motion passed unanimously.

Treasurer Liberto asked Mr. Foor about the gutters. Mr. Foor stated that the gutters should be finished in about six to eight weeks.

Office Manager Krohn asked if we could replace the old pressure washer as Herman has been trying to repair it since he was hired. President Lee stated that it was okay to purchase a new one and no motion was necessary since it is under \$1000 and it would be paid for by the rental monies.

President Lee asked for a motion to adjourn the meeting. Secretary Liberto made a motion to adjourn the meeting. Director Piper seconded the motion. All voted and the meeting ended at 6:26 pm.

**Avant Garde Homeowners Association Inc.**

**Balance Sheet**

As of April 30, 2022

**Apr 30, 22**

<b>Capital One-Operating</b>	\$ 70,527.67
<b>Capital One-Rental Acct</b>	\$ 11,049.89
<b>Fidelity-Capital Expend</b>	\$ 106,345.47
<b>Fidelity-Emergency Res</b>	\$ 111,998.86
<b>First Horizon-Insurance</b>	\$ 181,597.11
<b>Gulf Coast-Roof</b>	\$ 207,307.23
<b>Gulf Coast-Siding</b>	\$ 15,128.19
<b>Total</b>	\$ 703,954.42
<b>FirstBank&amp;T-Hurricane Ida-7381</b>	\$ 1,524,654.83