**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Agenda**

**December 11, 2024**

President Lee called the meeting to order at 6:00 P.M.

Attending the meeting was President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, and Directors Beth Durel, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg and Office Manager Sylba Krohn.

President Lee stated that Beth and Sylba have narrowed down the office manager candidates to nine out of over 100. Of that nine, two really stood out. After interviews with the Board, and much discussion, it was decided to hire Ms. Felicia Duncan at a rate of $20.00 per hour with a $200.00 per month allowance for insurance. She will have a 90-day probationary period starting December 14, 2024.

President Lee stated we need to elect board officers for 2024/2025. Secretary Piper made a motion to keep the 2023/2024 officers. Director Trethaway seconded the motion. All voted and it passed unanimously.

President Lee stated the Director Brandon Williams has missed more than half of the meetings in the 2023/2024 session. A discussion followed. Treasurer Liberto made a motion the Director Brandon Williams should be removed from the Board. Director Keith seconded the motion. All voted and it passed unanimously.

Treasurer Liberto gave the bank balances:

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| --- | --- |
| **Operating Account** | $58,283.65 |
| **Rental Account** | 2,226.39 |
| **Capital Expenditures** | 59,092.52 |
| **Emergency Account** | 37,755.67 |
| **Insurance Account** | 182,609.31 |
| **Roofing Account** | 7,558.23 |
| **Siding Account** | 10,149.48 |
| **Petty Cash** | 200.00 |

Secretary Piper made a motion to accept the Treasurer’s Report as stated. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee state the previous meeting minutes were previously emailed to the Board. He asked if anyone wanted the previous minutes read out loud. Director Durel made a motion to accept the previous meeting minutes as emailed. Secretary Piper seconded the motion. All voted and it passed unanimously.

Treasurer Liberto made a motion to enter executive session. Director Kratzberg seconded the motion. All voted and the meeting entered executive session.

Director Durel made a motion to exit the executive session. Director Trethaway seconded the motion. All voted and the meeting exited executive session.

**OLD BUSINESS**

President Lee stated that the Annual Meeting on November 17, 2024, was a great success. He continued, we had a quorum and did not need to extend the meeting. All three nominees were re-elected. We received donations from:

Ashley $100

Galland 100

MVP Plumbing 100

Moses 200

A/C Ambulance 100

 **$600 Total collected**

President Lee stated we cancelled the destruction of the old files because there was too much going on in November and we didn’t want to mistakenly destroy the wrong files. We will go through the boxes and reschedule.

President Lee stated we have a number of proposals to approve, change, or reject. A discussion followed. Director Durel made a motion to approve all the proposals from the hurricane as they needed to be finished. Secretary Piper seconded the motion. All voted and it passed unanimously.

**NEW BUSINESS**

President Lee stated that unit 176 is requesting permission for Cox to run a new cable on the outside of the building to her unit. A discussion followed. Secretary Piper made a motion that Cox can run new cable on the outside of the building to unit 176 if it is done neatly. And the Board must be notified upon completion and schedule an inspection. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated unit 21 wants to know if he can park his motorcycle behind his car or on the cement in front of the unit so not to take up a visitor’s spot. Presently he is parking it in his kitchen, per one of the neighbors. A discussion followed. Treasurer Liberto made a motion that unit 21 could have permission to park his motorcycle behind his vehicle or in a visitor spot, but not on the walkway. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated during Hurricane Francine on 9/11/24 large amounts of water was streaming down the left side of unit 10’s inside patio wall. Roofers worked on the roof near her area, but on 9/22/24, during a light rain, there was still a stream of water going down her inside patio wall. (This was already sent to Galland Roofing) We have not heard back from Galland yet.

President Lee stated units 156 and 192 have A/C breaker boxes that were falling off the building. We sent them a notice and they fixed the breaker boxes by sticking them to the bricks with caulking. Photos of the boxes were presented and a discussion followed. Treasurer Liberto made a motion that units 156 and 192 should be given a ten days’ notice that the boxes must be replaced and hung properly because presently they are not to code, and a possible fire hazard. Also, the final installation needs to be approved by the Board. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 132 had A/C work performed and left copper pipe uncovered and black stuff running up the outside of the building. Photos of the area were presented and a discussion followed. Director Keith made a motion that the owner should have the wires and black stuff straighten out, the copper covered for safety reasons, and the soffit repaired to present a professional job preformed. Also, since this work is being done on the exterior of the building, the Association needs a copy of the A/C company’s license and insurance. Upon completion of the repairs, Board approval will be necessary. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated we have received notification that Robbie from What’s Up Lawn Care thanked us for being a loyal customer, but he has to raise his rate from $4565 to $4700 per month starting January 2, 2025. Secretary Piper made a motion to accept What’s Up rate of $4700 per month starting January 2, 2025. Treasurer Libert seconded the motion. All voted and it passed unanimously.

President Lee stated that on November 19 unit 2’s dog was attacked by unit 101’s dog that was out without a leash. Unit 2’s dog needed to be brought to Chateau Veterinary and to receive stiches. Kenner police was called out and a complaint was prepared. The renter from unit 101 was notified. He admitted he was wrong and paid for unit 2’s veterinary bill. The owner of unit 101 was notified and sent a $50.00 fine for his tenant. He was also sent an information sheet and a copy of the rules.

President Lee asked what we were charging for questionnaires. A discussion followed. Secretary Piper made a motion that we should charge $5.00 per page. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 179 was sold but there is an issue of an unpaid balance on the mortgage from the previous owner.

President Lee stated that we have sold three units already this month, 42A, 180, and 164.

President Lee stated that Office Manager Sylba has made a suggestion concerning the calculations of our annual budget. She suggested we stop basing the budget on 249 units because we are shorting ourselves. We have three units that are not going to be paying dues because of the owner passing. Until ownership is decided, no funds will be coming in. Presently the dues are $567.00 per month. $567.00 x 12 months x 3 units = $20,412.00 that the Association is counting on and it will not be submitted. The Board agreed.

President Lee asked if there was any other new business.

Director Kratzberg made a motion to adjourn the meeting. Director Keith seconded the motion. All voted and the meeting ended at 7:07 PM.