**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**January 23, 2025**

President Lee stated this meeting is called to order on January 23, 2025 at 6:00 P.M. Attending the meeting was President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, Directors: Beth Durel, Suzanne Trethaway, Alfred Keith, Property Manager Felicia Duncan and Guest Sylba Krohn.

Upon President Lee’s request, Treasurer Liberto gave the bank balances.

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

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

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

**OLD BUSINESS**

President Lee requested an update on the new roofer. Director Keith stated the new roofer is too expensive.

President Lee stated the problem of the NSF checks showing up on the homeowner’s statements has been resolved.

**NEW BUSINESS**

President Lee stated we need to transfer $45,000.00 to the Operating Account. $20,000 will go to the Roofing Account and $3,000 will go to the Siding Account. Leaving a balance of $30,226.55 in the Operating Account for future expenditures. Secretary Piper made a motion to accept a Money Transfer to cover our bills due to roofing and siding repairs. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee asked for an update on units 156 and 192 whose breaker boxes were falling off the building.

Director Keith stated that unit 156 has completely repaired his A/C box properly.

Director Keith stated that unit 192 has used extensive caulking as a repair and the box is stable.

President Lee stated Unit 132has had A/C work performed with uncovered copper pipe and black stuff running up the outside of the building.On 01/10/25 the owner was sent an email that the work would have to be redone in a more professional manner – the owner came into the AG office and discussed it with Director Keith. AG office tried contacting the owner for update before the meeting and will continue to try until contact is made & update given.

President Lee stated that Director Durel has suggested we start charging the $25.00 late fees again. A discussion followed. Director Durel made a motion to reinstate the late fee and notify homeowners in the quarterly newsletter that late fees will be assessed after March 31, 2025. We will not assess the accrued interest at 1.0% for delinquent balances over sixty (60) days. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 91 is scheduling floor repairs in his unit and is requesting permission to put a Pod in his parking space when he is ready to begin. A discussion followed. Secretary Piper made a motion that unit 91 could have permission to put a Pod in his parking space as long as it fit in the space. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 220 is replacing windows and is requesting to replace two vertical windows side by side with one single horizontal sliding window. A discussion followed. Secretary Piper made a motion that unit 220 could have permission to replace two vertical windows side by side with one single horizontal sliding window. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that Manny wants to purchase (5) skylights @ $270.00 ea., 2-3 week lead time, special order – NO RETURNS. He needs 3 and wants to keep 2 on hand for future replacements. Since this request and the snow storm, we have received 6 additional reports of skylights leaking. A discussion followed. Secretary Piper made a motion to order three (3) skylights and ask the homeowners if they want to cap the skylights. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that we need to contact Murphy Appraisal Services, LLC, a corporation that assesses the monetary value of buildings, for a Replacement Cost Estimate Quote as requested by our insurance agent. A new Replacement Cost Estimate will be $2,500.00 and should be completed within 3-4 weeks. No vote was cast as this is a necessity.

President Lee stated that Director Durel has suggested we cancel the fax line (504) 464-4093 and add call waiting to our phone service. A discussion followed. Secretary Piper made a motion to cancel the fax line (504) 464-4093 and add call waiting to our phone service. Director Trethway seconded the motion. All voted and it passed unanimously.

President Lee asked if there was any other new business.

Secretary Piper made a motion to adjourn the meeting. Director Keith seconded the motion. All voted and the meeting ended at 7:00 PM.