**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**March 06, 2025**

President Lee stated this meeting is called to order on March 06, 2025,  at 5:56 P.M.  Attending the meeting was President Sidney Lee, Treasurer Vincent Liberto, Directors: Beth Durel, Suzanne Trethaway, Alfred Keith, Maria Leon, Kevin Kratzberg and Property Manager Felicia Duncan.

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

Director Leon made a motion to accept the Treasurer’s Report as stated.  Director Keith 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.  Director Durel made a motion to accept the previous meeting minutes as emailed.  Treasurer Liberto seconded the motion.  All voted and it passed unanimously.

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

**OLD BUSINESS**

President Lee stated that the skylights came in on 02/21/2025 and those units are in the process of being scheduled.

President Lee stated that the New Replacement Cost Estimate - William Summerour was onsite walking the perimeter and taking pictures on 02/12/2025 and sent the rough draft for approval (emailed to board on 02/20/25)

President Lee stated that the fax line has been cancelled, and call waiting was added on 02/06/2025.

President Lee requested an update on what needed to be done to write off debts, per Melissa with Karen Dwyer, CPA’s office, all that is required for the accountant is a message from the board or to send board meeting minutes where voted on and approved.

President Lee stated that we will add to the newsletter in April that we will start charging late fees again.  Director Durel suggested May 1, 2025.

**NEW BUSINESS**

President Lee stated Unit 132 has 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.  The AG office tried contacting the owner for an update before the meeting and will continue to try until contact is made & update given. On 03/06/25 Director Keith spoke with Jay, owner of Bruzeau’s AC & Heating and has a meeting scheduled for 03/18/25 to go over what needs to be done.

President Lee stated that Unit 91 has requested AGHOA to reimburse him for the plumbing bill in the amount of $772.50. The Bienvenu Brothers Plumbing found that the broken trap valve located outside of the foundation caused the sewer to back up due to the faulty trap valve. A discussion followed that each unit has its own trap valve and flap, that the location of the compromise only affects Unit 91 (see Section IV Subsection 3 of bylaws). Request not approved. Director Kevin made a motion that AGHOA would not reimburse the unit owner $772.50 for plumbing repairs.  Director Keith seconded the motion.  All voted and it passed unanimously.

President Lee stated that Unit 79 is closing to purchase Unit 181 and is requesting permission to have a one-day garage sale at Unit 79 on a Saturday. The exact date will be determined once the closing date is set. The owner will get the needed permit, if approved. A discussion followed.  Director Durel made a motion that Unit 79 have permission to have a one-day garage sale with the following stipulations (1) no signage on AG property, signage must be on neutral ground and (2) get the applicable permit. Director Trethaway seconded the motion.  All voted and it passed unanimously.

President Lee stated that Unit 228 has a locked storage box outside of the unit – owner says it has gardening stuff in it. Director Keith wanted the board's opinion on whether it is allowed or not. A discussion followed. Treasurer Liberto made a motion that Unit 228 could not have the locked storage box outside in the front of the unit but recommended moving it to her back porch and cleaning up the empty buckets, etc. around the front of the unit.  Director Keith seconded the motion.  All voted and it passed unanimously.

President Lee stated that Director Keith requested a quote to replaster the hot tub per Adam with NOLA Pools recommendation. A discussion followed. Director Durel made a motion that this be tabled until the June board meeting. Director Kratzberg seconded the motion.  All voted and it passed unanimously.

President Lee stated that Director Piper requests that the lollipop light posts and fence around pool be added to the agenda for discussion to be painted. A discussion followed. Treasurer Liberto made a motion to get an estimate for the labor, paint and to do only what needed to be done. Director Trethaway seconded the motion.  All voted and it passed unanimously.

President Lee stated that Director Keith requests to add office/maintenance allowance be added to the agenda for discussion. Director Keith asked if there was an office/maintenance allowance that didn’t need board approval for tools needed for maintenance and office supplies. A discussion followed. Treasurer Liberto made a motion to allow a $500.00 allowance. Director Keith seconded the motion.  All voted and it passed unanimously.

President Lee stated that Unit 29 has requested permission to add dirt to fill holes and add sod in her backyard.A discussion followed. Director Keith made a motion that Unit 29 could have permission to add dirt to fill holes and add sod in her backyard. Director Kratzberg 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 – this was approved at the January 2025 Board Meeting.  Acadian Windows, the company installing new windows, informed that trim and siding cover the frames of three windows. The windows are the ones recessed in the wings - specifically, the first-story window facing the office and the two second-story windows facing the street. The installers cannot remove windows with the trim and siding in place. They offered to consult their siding team about removing and replacing the siding, and the owner is requesting guidance on how to proceed. Would the Board prefer that the AGHOA contractor remove the siding before the window installers arrive and replace it after the new windows are installed? A discussion followed. Treasurer Liberto made a motion to use Galland Roofing to remove and replace the siding at the owner's expense. Director Keith seconded the motion.  All voted and it passed unanimously.

President Lee requested an update on roofing repairs 13 Units left – $25,619.10. A discussion followed. Director Keith made a motion to hold off on remaining roof repairs until current invoices are paid. Treasurer Liberto seconded the motion.  All voted and it passed unanimously.

President Lee requested that Unit 163, Unit 185 and Unit 221 be sent to Karen Dwyer, CPA’s office for balance to be written off. A discussion followed. Director Durel made a motion that this be done with lien in place and the record of each assessment be placed in each unit file for future reference. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee asked if there was any other new business.

Director Keith made a motion to adjourn the meeting.  Director Leon seconded the motion.  All voted and the meeting ended at 7:03 PM.