

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
April 03, 2025**

President Lee stated this meeting is called to order on April 03, 2025, at 6:03 P.M. Attending the meeting was President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, Directors: Beth Durel, Suzanne Trethaway, Alfred Keith, Maria Leon, Kevin Kratzberg and Property Manager Felicia Duncan.

President Lee stated that Joe Bravata requests to address the board with a request to amend his financial agreement with the board to reflect his payment be due before 11:59 pm every other Friday until paid in full. A discussion followed. Secretary Piper made a motion to amend his financial agreement with the board to reflect his payment being due before 11:59 pm every other Friday until paid in full. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

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 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. Secretary Piper made a motion to accept the previous meeting minutes as emailed. Director Durel seconded the motion. All voted and it passed unanimously.

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

Secretary Piper 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 Unit 228 has a locked storage box outside of the unit – says it has gardening stuff in it. Director Keith wanted the board's opinion on whether it is allowed or not. 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. The owner has been notified. On 04/02/25 property inspected, nothing has been moved; spoke with homeowner and she is relocating the box completely, but just had a biopsy and can't lift on anything, asked if we would allow her two weeks to recover, Property Manager Duncan told her that would be fine, and she assured that it would be moved & cleaned up.

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 owner was sent an email that the work would have to be redone in a more professional manner – owner came into the AG office and discussed with Director Keith - Director Keith can update. 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. On 03/30/25 Jay, owner of Bruzeau's AC & Heating, will schedule with the unit owner to move forward.

President Lee stated that Unit 171 is wanting to remodel her patio and is requesting permission to do so. A discussion followed. Director Durel made a motion that Unit 171 could have permission to remodel her patio. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that Unit 141 is requesting permission for her husband and son to remove the overgrown palm in front of her unit. A discussion followed. Director Durel made a motion that Unit 141 could have permission to remove the overgrown palm in front of her unit. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee requested an update on water shut – off's for March
Sent out (5) notices for a total of \$7,065, collected \$7,065, have (0) payment arrangements and (0) water shut – off's.

President Lee stated that we have received (3) bids for the replacement of the 8 - Gang Meter Bank for Building 13; Frischhertz - \$15,500.00, CJ's Electric - \$13,200.00 and GraciHart Electric - \$13,750.00. A discussion followed. Secretary Piper made a motion that this be tabled until the May board meeting. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that a discussion was needed to possibly refund Unit 120 for the electrical services she had replaced to her unit prior to replacing the whole buildings electrical service. A discussion followed. Secretary Piper made a motion that this be tabled until the May board meeting. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that an open discussion is needed regarding a special assessment due to the damage incurred from Hurricane Francine. Additional information will be provided to the board before any decisions are made.

President Lee requested an update on roofing repairs 9 Units left – \$15,212.55 (on-hand) with an outstanding balance of \$24,118.55.

President Lee asked if there was any other new business.

Director Keith made a motion to adjourn the meeting. Treasurer Liberto seconded the motion. All voted and the meeting ended at 7:25 PM.