

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION  
Board Meeting Agenda  
May 29, 2025**

President Lee stated this meeting is called to order on May 29, 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, Maria Leon, Kevin Kratzberg and Property Manager Felicia Duncan.

President Lee stated that Scott Masson & Zachary Fanberg with Eagan Insurance a Higginbotham Partner requests to address the board with an insurance proposal. A discussion followed. Secretary Piper made a motion to accept the new insurance proposal. Director Durel seconded the motion. All voted and it passed.

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.

Treasurer Liberto made a motion to enter the executive session. Director Durel 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 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. On 05/13/25 Nothing new to report.

## **NEW BUSINESS**

President Lee requested an update on water shut – off's for May. Sent out (1) notice for a total of \$1,729.00 (\$25.00 late fee included), collected \$864.50, have (1) payment arrangements (will pay remaining balance of \$864.50 on 06/03/25) and (0) water shut – off's.

President Lee stated that a discussion was needed to possibly refund Unit 120 for the electrical services that the owner had replaced prior to decision to replace the whole buildings meter bank in the amount of \$3,377.05. A discussion followed. Director Kratzberg made a motion that the owner be refunded. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee requested an update on roofing repairs 4 Units left – \$2,584.00. Outstanding balance \$0.00.

President Lee stated that Director Keith wanted the boards opinion/approval to purchase one additional camera & booster for video of dumpsters 2 & 3 estimated cost for camera, booster & material is around \$300.00. A discussion followed. Director Kratzberg made a motion to approve this purchase but wait until after the insurance payments have been met. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee stated that the large pool has a leak – losing an average of 8 inches of water/chemicals daily; Adam with NOLA Pools recommends a leak detection be done approximate cost is \$600.00. A discussion followed. Secretary Piper made a motion that this be tabled until the June board meeting and try to get a measurement on the amount of water we are losing daily. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee stated that Unit 25 has a crack on the entryway. Director Keith wants the boards opinion on whose responsibility it is to repair. A discussion followed. It is Avant Garde's responsibility and Director Keith will get with Herman in Maintenance to fill the crack.

President Lee stated that Unit 31 has had water shut off since March, the current balance is \$3,081.00 and discussed placing a lien on the property. A discussion followed. Avant Garde will send notice of the lien giving the owner 10 days to pay/make arrangements before filing. Secretary Piper made a motion that we move forward with the lien. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee stated that the cypress knees by the large pool are too high and need to be cut (trip & fall hazard). A discussion followed. We will request a quote from Rob with What's Up Landscaping and Secretary Piper is going to check with someone she knows to give a quote. Director Durel made a motion to accept bids. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated there are a few raised areas around the small pool that needs to be fixed before someone trips and falls. A discussion followed. Director Keith will get with Herman in Maintenance to fill the cracks.

President Lee stated that Director Keith wanted the boards opinion on whether Avant Garde should pay a monthly stipend towards Herman Moreau's insurance in the amount of \$134.00. A discussion followed. Director Durel made a motion that we pay \$134.00 stipend. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that there have been multiple complaints around the pool with excessive drinking, vulgarity, kids under the age of 16 in the hot tub, umbrellas not being closed and no armbands. A discussion followed. Armband colors will change and be reissued to all owner/tenants and look into hiring security on weekends during the busy summer months.

President Lee stated that Unit #54 is being advertised as an Airbnb rental. A discussion followed. It was determined that it is a violation of Avant Garde's bylaws which say that "No condominium unit shall be leased for a period less than six months without the consent of the board." Secretary Piper made a motion that a cease-and-desist notice be sent to the owner. Director Durel seconded the motion. All voted and it passed unanimously.

President Lee requested an update on QuickBooks online and our accountant Karen Dwyer. A discussion followed. Director Keith made a motion that we accept bids for a new CPA but to consult with the auditor before making any changes. Secretary Piper 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. Treasurer Liberto seconded the motion. All voted and the meeting ended at 7:34 PM.