

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
June 26, 2025**

Treasurer Liberto stated this meeting is called to order on June 26, 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 and Property Manager Felicia Duncan.

Upon Treasurer Liberto's request, Treasurer Liberto gave the bank balances.

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

Treasurer Liberto 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.

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. On 06/16/25 Director Keith spoke with Jay, owner of Bruzeau's AC & Heating and he said that he is extremely busy and that he wouldn't be able to get to it until the fall.

Treasurer Liberto stated Per Secretary Piper Unit #54 is being advertised as an Airbnb rental. 06/03/2025 A Cease and Desist email was sent to the owner with the bylaws stating the violation, the owner replied and stated that “my unit is listed with a 6-month minimum stay”. I replied requesting that he send a copy of the current lease if it is being leased and any going forward. A discussion followed. Secretary Piper stated that the unit is listed for sale, and we will monitor to see if there is any activity.

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.

06/17/2025 Per Herman we are losing 1½ - 2 inches per day. A discussion followed and it was decided that there would be no action to be taken to repair the leak at this time due to minimal loss of water daily, summer months and active pool activities.

NEW BUSINESS

President Lee requested an update on water shut – off for June. Sent out (0) notices, have (0) payment arrangements and (0) water shut – off.

President Lee requested an update on roofing repairs 7 Units left – \$12,304.00. Outstanding balance \$0.00.

President Lee stated that we have received (2) bids for the removal of cypress knees; What’s Up Lawn & Landscape - \$6,365.00 (for around the pool only) and Lookin’ Good Treeman Service - \$7,950.00 (for around the pool and cutting down the tree in front of unit #223 that is leaking a sticky substance and behind units # 78 -80 that is leaning, and homeowners are afraid of it falling on their unit). A discussion followed. Treasurer Liberto made a motion to approve Lookin’ Good Treeman Service once we are reimbursed by the insurance company. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that the new colored armbands for use of the amenities are in, revised pool/hot tub rules and acknowledgement form needs approval, and date needs to be set to implement/distribute armbands, pool rules, and update resident information sheet. A discussion followed and it was decided follow-up is needed to see if rules are filed with the mortgage and conveyance records. The pool/hot tub rules have been revised and approved, acknowledgement form approved and date to implement/distribute armbands, pool rules, update resident information sheet has been scheduled for Saturday, August 2, 2025. Email will be sent to owners/tenants.

President Lee stated that we are accepting a bid from accountant Patrick Dembrun, CPA, LLC – owner has been out of town returning 06/26/25 – they have back-up and 2023 tax returns (there was a delay) will have bid for the July meeting.

President Lee requested an update on the insurance - continued with Marsh McLennan (Moses Swent) with a monthly payment of \$52,952.83 (was \$74,824.10) total monthly savings of \$21,871.27.

President Lee stated that Director Keith wanted the board's opinion on whether Avant Garde could mandate owners that have a missing handle, broken or leaking water shut-off valve to have them fixed. A discussion followed. Director Keith made a motion that Avant Garde could mandate owners that have a missing handle, broken or leaking water shut-off valve to have them fixed. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that Director Keith wanted the board's approval to send out a notice scheduling a day/time per building to identify which shut-off valve for each unit. A discussion followed. Director Keith made a motion to approve sending out a notice scheduling a day/time per building to identify which shut-off valve for each unit. Treasurer Liberto 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 Durel seconded the motion. All voted and the meeting ended at 7:03 PM.