

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
July 30, 2025**

President Lee stated this meeting is called to order on July 30, 2025, at 5:59 P.M. Attending the meeting was President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, Directors: Beth Durel, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg and Property Manager Felicia Duncan absent was Maria Leon.

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 Trethaway seconded the motion. All voted and it passed unanimously.

OLD BUSINESS

President Lee stated that Lookin' Good Treeman Service with the bid of \$7,950.00 for cypress knee removal by the large pool area & removal of 2 trees on property was accepted at the June 26, 2025, board meeting. On 07/22/2025 Per Bo will tentatively schedule for the week of September 8 (after Labor Day) and will honor the bid given on 06/23/2025.

President Lee stated that Saturday August 2, from 9:00 – 11:00 we will be set up in the Fiesta Room to update resident information sheets, issue new pool bands, distribute copies of the pool/hot tub rules.

NEW BUSINESS

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

President Lee requested an update on roofing repairs 6 Units left – \$9,550.00. Outstanding balance \$0.00.

President Lee requested an update on the new accountant Patrick Dembrun, CPA, LLC officially took over all accounting services effective 07/26/2025. Property Manager Duncan has been training on QuickBooks online which includes entering payments, printing checks, making deposits, etc.

President Lee stated that we have received (2) bids for auditor; Bernard & Franks - Audit - \$10,500 - \$15,000, also billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$800, taxes \$1,600 - \$2,400 (our taxes will be done by Patrick Dembrun, CPA, LLC). Avant Garde paid for Audit 2024 - \$11,500 for Audit, \$2,000 for Tax Return, \$875 for Attendance at Annual Meeting (election & obtainment of a quorum), \$875 for Attendance at Supplemental Annual Meeting (certification a quorum obtained and election of Board of Directors) and \$300 Travel Expenses. Richard CPAS - Audit - \$14,750 fees consider all relevant standards. Richard CPAS does not charge additional fees for the implementation of new standards, technical questions that come up during the year, attendance at board meetings to present reports, no additional expenses (i.e. printing, mailing or information technology related). All overruns will be discussed before the work begins. A discussion followed. Director Durel made a motion that we accept Richard CPAS as the new auditor. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee requested an update on the insurance refund from AFCO, it has been received in the amount of \$36,600.25 on 07/29/2025.

President Lee stated that Director Durel wanted the board's opinion on restricting the rental of amenities to owners only. A discussion followed. Director Keith made a motion that this be tabled until the August board meeting to look into the legalities. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that we need to add additional signees on the other checking accounts. A discussion followed. Board members are meeting at 9:00 am at the Avant Garde office on Wednesday, August 6, 2025, to go to the banks together to be added to the accounts.

President Lee stated that a date for the annual meeting needs to be set and discuss the first steps to start preparing. A discussion followed. Director Durel made a motion that November 13, 2025, at 6:00 pm be the date set for the annual meeting and that the first steps are to send out a letter to vendors. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that new board member nominees are Tiffany Villafranco and Frank Noto to fill one vacant spot and to fill retiring Treasurer Liberto in late September. A discussion followed. Secretary Piper made a motion to accept Tiffany Villafranco to fill the empty seat immediately, Director Durel would assume retiring Treasurer Liberto responsibilities as treasurer upon his retirement in late September and Frank Noto would fill Treasurer Liberto's seat in late September. Director Keith 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. Secretary Piper seconded the motion. All voted and the meeting ended at 6:41 PM.