

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
September 11, 2025**

President Lee stated this meeting is called to order on September 11, 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, Tiffany Villafranco, Guest Frank Noto and Property Manager Felicia Duncan.

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

Director Keith made a motion to accept the Treasurer's Report as stated. Director Trethaway 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. Director Kratzberg seconded the motion. All voted and the meeting entered executive session.

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

OLD BUSINESS

President Lee stated that trees & cypress knees have been removed, stumps ground & debris cleaned up.

President Lee stated that Director Durel, Director Keith, Director Kratzberg and Secretary Piper were added as additional signees for checking accounts at Gulf Coast Bank & Fidelity Bank. Will have to schedule to add additional signees to the remaining two accounts (First Horizon & Capital One).

President Lee stated that the Annual Homeowners' Association meeting is scheduled for November 13, 2025, at 6:00 pm.

President Lee stated that 2025 Audit preparation has begun – Richard CPAS has been working closely with our accountant Patrick Dembrun and the Avant Garde Office to gather information needed to complete.

NEW BUSINESS

President Lee stated that Director Durel wanted to discuss insurance renewals and to make the board aware that some policies are coming up for renewal and that we would request bids to see if we can lower our premium. A discussion followed. Secretary Piper made a motion that we request (3) bids. Director Trethaway seconded the motion. All voted and it passed unanimously.

Insurance	Expiration Date	Annual Cost
Workers' Compensation Insurance Terrorism and Active Shooter Boiler & Machinery Policy	1/29/2026	\$1,865.16 per year
General Liability Insurance (CA-S; GL-S) Crime D & O/Public Officials' Liability	3/17/2026	\$55,489.93 per year
Property Insurance - \$5M (Primary Layer) Property Insurance - \$5M xs \$5M (2nd Layer) Property – X-Wind Policy	5/30/2026	\$605,110.50 per year

President Lee requested an update on roofing repairs 5 Units left – \$5,714.00. Outstanding balance \$0.00. Per Manny he will be out the week of 09/15/25 to complete the remaining repairs.

President Lee stated that Unit 51 has requested to be able to put a mailbox outside her door due to being handicapped and the mail huts not being handicapped accessible. A discussion followed. Secretary Piper made a motion to search for a contractor to build an ADA approved wheelchair ramp. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that in February 2025 Director Keith requested a quote to replaster the hot tub per Adam with NOLA Pools recommendation, it was tabled for a later meeting to discuss. A quote was given on 02/17/2025 from NOLA Pools for \$2,576.00, on 07/23/2025 per Adam with NOLA Pools he will honor the quote from February. A discussion followed. Director Durel made a motion to move forward with the resurfacing of the hot tub. Director Trethaway seconded the motion. All voted and it passed unanimously.

President Lee stated that the wording in pool/hot tub rules needed to be revised to match the signs posted around the amenities area to say “Homeowner/Tenant and guests must ~~have~~ wear wristbands. The Homeowner, Tenant or guest will be asked to leave if a wristband is not ~~shown~~ on the wrist or ankle (for children). Subject to a fee per band in the event you lose any of your armbands and need to replace them.” A discussion followed. Director Keith made a motion to revise the wording of the rules. Director Trethaway seconded the motion. All voted and it passed unanimously.

President Lee stated that Herman Moreau requests his annual raise. A discussion followed. Director Durel made a motion to give Herman a \$2.00 per hour raise. Director Kratzberg 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 Trethaway seconded the motion. All voted and the meeting ended at 7:00 PM.