

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
October 08, 2025**

President Lee stated this meeting is called to order on October 08, 2025, at 6:01 P.M. Attending the meeting was President Sidney Lee, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Maria Leon, Kevin Kratzberg, Tiffany Villafranco and Property Manager Felicia Duncan.

Upon President Lee's request, Treasurer Durel 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. Treasurer Durel made a motion to accept the previous meeting minutes as emailed. Director Keith seconded the motion. All voted and it passed unanimously.

Secretary Piper made a motion to enter the executive session. Director Keith 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 the Annual Homeowners' Association meeting is rescheduled for November 20, 2025, at 6:00 pm and preparation has started. Reminder for the board of directors to donate (2) door prizes at a value of \$25.00 each for the annual meeting.

President Lee stated that the hot tub has been resurfaced (09/19/25) and per Adam with NOLA Pools' recommendation that it is not to be used until 10/31/25.

NEW BUSINESS

President Lee requested an update on roofing repairs 1 Unit left – \$871.00.
Outstanding balance \$0.00.

President Lee requested an update on water shut – off's for September. Sent out (3) notices, have (0) payment arrangements and (0) water shut – off's. Total collected was \$4,476.00.

President Lee stated that the allowable amount of PTO (paid time off) time an employee can carry over from year-to-year needs clarification. A discussion followed. Director Kratzberg made a motion that all PTO must be used from year-to-year, PTO cannot be carried over. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee asked if there was any other new business.

Secretary Piper made a motion to adjourn the meeting. Director Leon seconded the motion. All voted and the meeting ended at 6:19 PM.