

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
December 04, 2025**

President Lee stated this meeting is called to order on December 04, 2025, at 5:56 P.M. Attending the meeting was President Sidney Lee, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Tiffany Villafranco and Property Manager Felicia Duncan. Absent were Directors Maria Leon and Kevin Kratzberg.

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 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. Treasurer Durel made a motion to accept the previous meeting minutes as emailed. Secretary Piper 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 scheduled for January 22, 2026, at 6:00 pm and preparation has started. Todd with Richards CPAS requested that date be rescheduled due to more time to complete the audit. Reminder for the board of directors to donate (2) door prizes at a value of \$25.00 each for the annual meeting.

NEW BUSINESS

President Lee requested an update on roofing repairs 2 Units left – \$4,162.00.
Outstanding balance \$0.00.

President Lee requested an update on water shut – off's for November. Sent out (1) notice, have (0) payment arrangements and (0) water shut – off's. Total collected was \$1,701.00.

President Lee stated that there are (2) approved outstanding projects – Richard CPAS in the amount of \$7,250.00 due at the completion of the audit and NOLA Pools in the amount of \$20,254.00 due at completion.

President Lee stated that it was time to give the property manager a raise. A discussion followed. Director Keith made a motion to give property manager a raise and increase the monthly stipend for health insurance. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that it was time to review Christmas bonuses. A discussion followed. Treasurer Durel made a motion to give a \$200.00 Christmas bonus to staff. 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 6:21 PM.