

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION  
Board Meeting Agenda  
January 13, 2026**

President Lee stated this meeting is called to order on January 13, 2026, at 6:17 P.M. Attending the meeting was President Sidney Lee, Treasurer Beth Durel, , Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg, Maria Leon, Tiffany Villafranco and Property Manager Felicia Duncan. Absent was Secretary Theresa Piper.

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

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

Treasurer Durel made a motion to enter the executive session. Director Kratzberg seconded the motion. All voted and the meeting entered executive session.

Treasurer Durel made a motion to exit the executive session. Director Villafranco 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 final preparation is underway. 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 0 Units left. Outstanding balance \$0.00. All roofs have been completed.

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

President Lee stated that we have received the final 2025 audit from Richard CPAS.

President Lee stated that the budget for 2025 – 2026 needed to be reviewed and approved. A discussion followed. Treasurer Durel made a motion that the budget for 2025 – 2026 be approved. Director Trethaway seconded the motion. All voted and it passed unanimously.

President Lee stated that our CPA, Patrick Dembrun recommended closing the Siding, Roofing, Emergency & Capital Expenditures checking accounts (Gulf Coast/Fidelity Banks). A discussion followed. Treasurer Durel made a motion to close the Siding & Roofing accounts (Gulf Coast Bank) but the Emergency & Capital Expenditures (Fidelity Bank) accounts had to remain according to the bylaws. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee asked if there was any other new business.

Director Trethaway made a motion to adjourn the meeting. Director Kratzberg seconded the motion. All voted and the meeting ended at 6:53 PM.