

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION  
Board Meeting Agenda  
February 09, 2026**

President Lee stated this meeting is called to order on February 09, 2026, at 6:00 P.M. Attending the meeting was President Sidney Lee, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg, Maria Leon, 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 Trethaway seconded the motion. All voted and it passed unanimously.

**OLD BUSINESS**

President Lee stated the Annual Homeowners' Association was a success with a lot of compliments on how the association is being run.

**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 January. Sent out (0) notice, have (0) payment arrangements and (0) water shut – off's. Total collected was \$0.00.

President Lee stated that Treasurer Durel will discuss Insurance Renewal/Bidding. Treasurer Durel stated that it has come to the boards attention that President Lee without board approval signed an Agent of Record letter to Marsh McLennan

Agency to bid for our insurance renewal coming up in May for Avant Garde. A discussion followed. Director Keith made a motion that President Lee sign a rescission of said Agent of Record. It was then decided that we would have two agents bid on our insurance and report back to the board for a vote to decide who we would go with. Director Noto seconded the motion. All voted and it passed unanimously.

President Lee asked if there was any other new business.

Treasurer Durel made a motion to adjourn the meeting. Director Noto seconded the motion. All voted and the meeting ended at 7:00 PM.