

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION  
Board Meeting Minutes  
March 11, 2026**

Treasurer Durel stated this meeting is called to order on March 11, 2026, at 6:02 P.M. Attending the meeting was Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg, Maria Leon, Tiffany Villafranco and Property Manager Felicia Duncan. Absent was President Sidney Lee.

At the beginning of the meeting, Treasurer Durel informed attendees that President Sidney Lee had officially resigned, effective March 11, 2026. In the resignation letter, President Sidney Lee expressed that it was the appropriate time to "pass the torch". Director Noto made a motion to accept the resignation. Director Keith seconded the motion. All voted and it passed unanimously.

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.

Treasurer Durel stated the previous meeting minutes were emailed to the Board. He asked if anyone wanted them read out loud. Director Trethaway 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**

Treasurer Durel stated notices have been sent to Moses Swent with Marsh McLennan Agency and Scott Masson with Eagan Insurance Agency A Higginbotham Partner that the bid must be sealed and delivered directly to me at the board meeting scheduled for Wednesday, May 6th @ 6:00 PM. A discussion followed. Director Keith made a motion that the bid submission can be delivered to the office prior to the meeting provided that all bids are sealed to maintain confidentiality and integrity. Secretary Piper seconded the motion. All voted and it passed unanimously.

## **NEW BUSINESS**

Treasurer Durel requested an update on roofing repairs 1 Unit left – \$1,079.00. Outstanding balance \$0.00.

Treasurer Durel requested an update on water shut – off's for February. Sent out (3) notices, have (3) payment arrangements and (0) water shut – off's. Total collected was \$3,801.00. Unit #38 – owed \$2,065.69 – paid \$800.00 – will pay \$800.00 monthly (that's \$233.00 extra per month) until caught up. Unit #118 – owed \$2,108.50 – paid \$1,867.00 will pay \$50.00 extra each month to pay off remaining balance of \$241.50. Unit #243 – owed 2,268.00 – paid \$1,134.00 I have (2) postdated checks for \$567.00 each

Treasurer Durel stated that we have received (4) bids for termite service Harrell Pest Termite & Pest Control (currently use for pest control only) - \$23,200 initial fee and \$3,600 annual renewal fee – broken down into (3) payments; 1<sup>st</sup> - \$7,733.33 start, 2<sup>nd</sup> - \$7,733.33 halfway & 3<sup>rd</sup> - \$7,733.34 final – only offers spray treatment, comes out annually unless see activity, does not include a damage repair warranty. JA-ROY Pest Control (currently using for termite service only) - \$54,480.00 initial fee and \$6,537.00 annual renewal fee, offers spray treatment with Sentricon baiting System, comes out annually unless see activity and does include a damage repair warranty. J & J Exterminating - \$27,738.00 initial fee and \$8,395.00 annual renewal fee, – offers spray treatment with Sentricon baiting System, comes out annually unless see activity, does not include a damage repair warranty. Terminix - \$35,726.00 initial fee and \$7,812.14 annual renewal fee, offers Sentricon baiting System only, comes out every 6 months and change the bait in the baiting system, does not include a damage repair warranty. A discussion followed. Director Keith

made a motion to accept the bid from J & J Exterminating. Director Trethaway seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that we were going to spruce up a few things around the complex and that our wish list is to accept bids to pressure wash all buildings, paint the fence around the pool and the lollipop lights and to fill in the holes around the property to prevent a lawsuit from someone getting hurt.

Treasurer Durel stated that Secretary Piper states that “the wooden platform around the tree between buildings #1 & #2 is suffocating the tree, that the wood needs to be cut away from the tree. She is worried that there may be more damage under the platform that can’t be seen and the whole thing may need to be removed to prevent further damage to the tree. A discussion followed. Director Keith made a motion to remove the wooden platform as deemed necessary. Director Noto seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that we have received (2) proposals for tree removal around the complex from Lookin’ Good Treeman Service LLC - \$6,000.00 each to be completed in two phases. A discussion followed. Secretary Piper made a motion to accept the two proposals to be completed in two phases. Director Keith seconded the motion. All voted and it passed unanimously.

Treasurer Durel 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 6:54 PM.