

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Agenda
April 08, 2026**

Treasurer Durel stated this meeting is called to order on April 08, 2026, at 6:00 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.

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. She asked if anyone wanted them read out loud. Director Keith made a motion to accept the previous meeting minutes as emailed. Director Trethaway seconded the motion. All voted and it passed unanimously.

OLD BUSINESS

Treasurer Durel stated that notices have been sent to Moses Swent with Marsh McLennan Agency and Scott Masson with Eagan Insurance Agency A Higginbotham Partner that the bid submission can be delivered to the office prior to the meeting scheduled for Wednesday, May 6th @ 6:00 PM provided that all bids are sealed to maintain confidentiality and integrity.

Treasurer Durel stated that the wooden platform around the tree that was suffocating the tree located between Building #1 & #2 have been removed and a new garden bed has been constructed.

Treasurer Durel stated that first phase of the tree removal was completed on 03/28/2026 which included trimming (13) palm trees to a canopy height, removing the deadwood and cleaning all of the tree heads from the palms by the large pool. Cut down (2) trees by Unit #221 where two water leaks were previously repaired and stumps ground. All debris was cleaned and hauled off and the second phase of the tree removal was completed on 04/02/2026 which included cutting down and

grinding stumps of (2) holly trees by Unit #85, (4) palm trees by Unit #83, (1) tree & (1) palm tree by Unit #101 and trim (1) palm tree to canopy height and remove deadwood. All debris was cleaned and hauled off.

NEW BUSINESS

Treasurer Durel requested an update on roofing repairs 2 Units – \$4,604.00.
Outstanding balance \$0.00.

Treasurer Durel requested an update on water shut – off's for March. Sent out (1) notice, have (0) payment arrangements and (1) water shut – off's. Total collected was \$1,701.00. Unit #174 – owed \$1,701.00 – paid \$1,701.00.

Treasurer Durel stated that we have received (2) bids for pressure washing Rolling Suds - \$24,210.00 – buildings only - a premium cleaning service, designed to remove mold, mildew and dirt and Todd's Pressure Washing, LLC - \$39,200.00 – buildings only – a comprehensive exterior cleaning service, designed to remove mold, mildew and algae. A discussion followed. Secretary Piper made a motion to accept the bid from Rolling Suds. Director Keith seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that a patient from Access Health Louisiana (medical building by Bldg. 7 & Bldg. 8) hit the fence knocking out a few of the panels, insurance for the patient requested an estimate to fix the fence. Submitted the estimate from Zuppardo's Renovations to the insurance company for approval to replace the whole fence in the amount of \$19,200.00. Director Keith requested a quote to replace a portion of the fence beside Bldg. 6 where it is part vinyl with aluminum to match the other portion of the fence at the cost of Avant Garde the price difference is \$3,550.00 for a total cost to replace both of the fences is \$22,750.00. A discussion followed. Secretary Piper made a motion that this be tabled until the May board meeting until we hear back from the insurance company as to what they are going to pay. Director Keith seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that nominations and election of the new board president to replace outgoing president Sidney Lee needed to be decided. Treasurer Durel nominated Secretary Piper, Secretary Piper nominated Director Leon and Director Trethaway nominated Director Keith. A discussion followed. Director Leon was

voted in and accepted the president position. Treasurer Durel made a motion to accept Director Leon as our new board president and to authorize President Leon to act as a signer on all bank accounts and legal documents, replacing outgoing President Sidney Lee. Director Keith seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that we needed to add additional signees for checks and remove Vince Liberto and Sidney Lee from all accounts.

Treasurer Durel stated that new board member nominee is Elizabeth “Beth Ann” McColman to fill one vacant spot. A discussion followed. Secretary Piper made a motion to accept Elizabeth “Beth Ann” McColman to fill the empty seat immediately. Director Kratzberg seconded the motion. All voted and it passed unanimously.

Treasurer Durel stated that Director Keith wanted to discuss the need for part-time help for maintenance. A discussion followed. Treasurer Durel made a motion that currently there wasn't a need nor the money in the budget for part-time help for maintenance and that it could be revisited when there was. Secretary Piper 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. Director Noto seconded the motion. All voted and the meeting ended at 6:58 PM.