

**AVANT GARDE  
HOMEOWNERS' ASSOCIATION  
Board Meeting Minutes  
May 06, 2026**

President Leon stated this meeting is called to order on May 06, 2026, at 6:00 P.M. Attending the meeting was President Maria Leon, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg, Tiffany Villafranco and Property Manager Felicia Duncan. Absent was Director Beth Ann McColman.

Treasurer Durel gave the bank balances.

Director Keith made a motion to accept the Treasurer's Report as stated. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Leon stated the previous meeting minutes were emailed to the Board. She asked if anyone wanted them read out loud. Director Trethaway made a motion to accept the previous meeting minutes as emailed. Treasurer Durel seconded the motion. All voted and it passed unanimously.

**OLD BUSINESS**

President Leon 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.

Insurance company sent a settlement estimate of \$9,818.52 with depreciation cost only, on 04/21/26 I replied and asked if the replacement cost value was included in the estimate. No response from insurance company. On 04/28/26 I received a check from Imperial Fire & Casualty for \$9,818.52. On 04/29/26 the insurance company responded saying "On most property damage there is depreciation, most seen on something like an older wood fence. So, the replacement cost would be estimated,

then the depreciation deducted in order to show the actual cash value of said property. In this case depreciation was not factored in:

Replacement Cost Value \$9,818.52, Actual Cash Value \$9,818.52 & Net Claim \$9,818.52.

President Leon stated that Rolling Suds is scheduled to begin pressure washing the buildings only, with a premium cleaning service, designed to remove mold, mildew and dirt on May 11 – May 25.

President Leon stated that the third phase of the tree removal was completed on 04/24/2026 which included cutting down and grinding stumps of (3) ash trees by Unit's #149-151 & 154 and (1) maple tree, (1) palm tree and (2) hedges by Unit #159. All debris was cleaned and hauled off.

## **NEW BUSINESS**

President Leon requested an update on water shut – off's for April. Sent out (0) notices, have (0) payment arrangements and (0) water shut – off's. Total collected was \$0.00.

President Leon stated that we have received (2) bids for relacing the hot tub deck. Logue's Home Improvement – Estimate #1 - \$7,067.53 – using Foggy Wharf Grey deck boards. Estimate #2 - \$5,068.33 using Forest Brown deck boards. Neither estimate includes shimming boards due to not knowing how many needed to replace but gave estimated cost of \$162.46 – will adjust final price accordingly. VNM Construction Co., LLC. - \$9,000.00 (general allowance for materials and taxes is \$3850.00 included in price) – remove and reinstall existing hot tub handrail, decking boards, 3 damaged 4x4 @ the side of deck enclosure. Install new composite deck boards with fastening clips, clean work area, haul off and dispose of debris. Excludes – framing/framing material, concrete work, painting and any additional scope of work. A discussion followed. Director Keith made a motion to accept the bid from Logue's Home Improvement - Estimate #2 - \$5,068.33 using Forest Brown deck boards. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Leon stated that we have received (2) bids for replacing the vinyl fence repair #1. Logue's Home Improvement - \$4,463.80 and Zuppardo's Renovations - \$14,043. A discussion followed. Secretary Piper made a motion that this be tabled until the June board meeting to get more information due to such a large price differential. Director Trethaway seconded the motion. All voted and it passed unanimously.

President Leon stated that Fence Repair #2 - Combs Construction Company, who is re-doing the parking lot for Access Health Louisiana (medical building by Bldg. 7 & Bldg. 8) backed into the fence that runs beside Bldg. 6 with a piece of equipment bending a few posts, Billy has reached out to Greg with the company three times with no response. A discussion followed. Director Keith made a motion that this be tabled until the June board meeting and that he will call Combs Construction Company's office to get answers. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Leon stated that it has come to the attention that several individuals have unauthorized access to amenities around the pool that require a key. These amenities include the fiesta room, pavilion/kitchen, and the hot tub pump area. Recently, the amenities area was rented, but someone else with a key accessed the pavilion/kitchen in unison. This situation left the responsible party vulnerable to liability had any damage occurred. To address concerns over potential liability and reduce risk, Felicia requested Herman to change all locks to the amenities area. As a result, access to these facilities is now restricted. Amenities must be rented in advance, except during events open to all Avant Garde, such as Saints Football Games. Additionally, prior approval is required based on availability before using the amenities for any event. A discussion followed. Secretary Piper made a motion that this be tabled until the June board meeting and for the board to review the current rental policy. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that the Insurance Renewal/Bidding - Moses Swent with Marsh McLennan Agency and Scott Masson with Eagan Insurance Agency A Higginbotham Partner have delivered their bid submission to the office prior to the meeting - all bids are sealed to maintain confidentiality and integrity. The submissions were opened by the board president during board meeting. A discussion followed. Secretary Piper made a motion that this be tabled until May 13<sup>th</sup> at 6:00 pm for a special board meeting to give the board time to review in depth

and get clarification on their questions. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that the requirements to make changes on the bank accounts - First Horizon – need meeting minutes stating current board members and title, DL (address must match), SS#, email, phone #, all signers must be present and prepare for a wait because it is a process. Fidelity – need meeting minutes stating current board members and title, consumer report authorization form signed by each member/signer (emailed to me), new member/signer form (emailed to me), DL (address must match), SS#, email, phone # – must schedule an appointment. Capital One – need meeting minutes stating current board members and title, DL (address must match), SS#, email, phone #, all signers must be present and prepare for a wait because it is a process. Gulf Coast – emailed signed board meeting minutes to Veronica per her request – trying to be able to close accounts (roofing & siding) without having to go in and will mail check for balances. A discussion followed. Secretary Piper made a motion to call Capital One Bank and see who were the current signers. President Leon and Director Keith will go Monday, May 11 and be added to the account. Director Keith seconded the motion. All voted and it passed unanimously.

Current board members and titles are President Maria Leon, Treasurer Elizabeth “Beth” Durel, Secretary Theresa Piper, Director Frank Noto, Director Suzanne Trethaway, Director Alfred “Billy” Keith, Director Kevin Kratzberg, Director Tiffany Villafranco, Director Elizabeth “Beth Ann” McColman and Property Manager Felicia Duncan.

President Leon stated that Director Keith requests to add a plaque to the side of each building with the building number for identification for deliveries, etc. A discussion followed. Secretary Piper made a motion that this be tabled until the June board meeting to give time to see what the price would be to add the unit numbers for each building on the side. Treasurer Durel seconded the motion. All voted and it passed unanimously.

President Leon asked if there was any other new business.

Secretary Piper made a motion to adjourn the meeting. Director Noto seconded the motion. All voted and the meeting ended at 7:52 PM.