

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Special Board Meeting Minutes
May 13, 2026**

President Leon stated this meeting is called to order on May 13, 2026, at 5:58 P.M. Attending the meeting was President Maria Leon, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Kevin Kratzberg, and Property Manager Felicia Duncan. Absent were Directors: Beth Ann McColman, Alfred Keith and Tiffany Villafranco.

President Leon stated that on May 6, 2026, Moses Swent of Marsh McLennan Agency and Scott Masson of Eagan Insurance Agency, a Higginbotham Partner, submitted their sealed bids for the insurance renewal. A special meeting was needed to give the board time to review and compare the submissions before deciding. A discussion followed. Treasurer Durel made a motion allowing Eagan Insurance Agency, a Higginbotham Partner, the opportunity to resubmit their bid reflecting the following coverage requirements as we did not clearly specify the limits and deductibles we wanted included in the quotes originally. Building Value: \$33,032,311 (value provided in last year's Replacement Cost Estimate report). Deductibles: 2% per building for Named Storms, subject to a \$100,000 minimum, \$100,000 Wind & Hail and \$25,000 All Other Perils. Limits: \$10,000,000 Named Storms and Full Coverage for Wind & Hail and All Other Perils. Buy Back Coverage: removed; with resubmission no later than 12:00 noon on Monday, May 18, 2026. Secretary Piper seconded the motion. All voted and it passed unanimously.

Treasurer Durel made a motion that if Eagan Insurance Agency, a Higginbotham Partner could not provide resubmission by 12:00 noon on Monday, May 18, 2026, that the board would accept the bid from Marsh McLennan Agency. Director Noto seconded the motion. All voted and it passed unanimously.

Treasurer Durel made a motion that if Eagan Insurance Agency, a Higginbotham Partner provided resubmission by 12:00 noon on Monday, May 18, 2026, that the board would accept the lowest bid between Marsh McLennan Agency and Eagan Insurance Agency, a Higginbotham Partner and would be voted on via email no

meeting required. Director Noto seconded the motion. All voted and it passed unanimously.

President Leon asked if there was any other business on the insurance to discuss.

Director Trethaway made a motion to adjourn the meeting. Director Kratzberg seconded the motion. All voted and the meeting ended at 6:43 PM.