

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
June 09, 2026**

President Leon stated this meeting is called to order on June 09, 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, Beth Ann McColman 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 Kratzberg 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. Secretary Piper made a motion to accept the previous meeting minutes as emailed. Director Villafranco seconded the motion. All voted and it passed unanimously.

OLD BUSINESS

President Leon stated that Rolling Suds has completed the pressure washing of all of the buildings.

President Leon stated that Logue's Home Improvement – Is hoping to start on the hot tub deck on 06/15/26 he has been delayed due to the weather and not being able to complete current job.

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. On 05/08/26 Billy spoke with Linda Porrazzo, Accounting Manager with Combs Construction Company and she requested that pictures be sent for documentation. She said that Billy prefers for any necessary adjustments to the fence to be remedied at the close of the job.

President Leon stated on May 6, 2026, that the Insurance Renewal/Bidding - 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 on 05/13/26 was needed to give the board time to review and compare the submissions before deciding. A motion was made 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. A motion was made 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. Another motion was made 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. On May 18, 2026, Scott Masson of Eagan Insurance Agency, a Higginbotham Partner, resubmitted the bid reflecting the requested coverage requirements. On May 19, 2026, an email went out to the board of directors with the comparison pricing reflecting in the below breakdown asking for approval to move forward with the lowest bid with Eagan Insurance Agency, a Higginbotham Partner and it was approved to move forward.

Marsh Mac – Total Program	Higginbotham – Total Program
Property (incl. Excess): \$358,534	Property (incl. Excess): \$349,478.69
General Liability + Excess: \$43,921.67	General Liability + Excess: \$34,25.35
Equipment Breakdown: \$1,767.00	Equipment Breakdown: \$1,492.00
Terrorism & Active Shooter: \$6,946.31	Terrorism & Active Shooter: \$4,122.66
Estimated Total: \$411,169	Estimated Total: \$397,675.53

NEW BUSINESS

President Leon requested an update on water shut – off for May. Sent out (2) notices, have (0) payment arrangements and (0) water shut – off. Total collected was \$4,768.69. Unit #54 – owed \$1,701.00 – paid \$1,701.00, Unit #230 – owed \$1,701.00 – paid \$1,134.00 and Unit #38 – owed \$1,933.69 – paid \$1,933.69 – didn't honor payment arrangements. President Leon stated that Treasurer Durel requested changing the water shut-off threshold from accounts more than 90 days overdue to accounts more than 60 days overdue. It was later determined that the current water shut-off threshold is already 60 days overdue.

President Leon stated that we have received (3) bids for replacing the vinyl fence repair #1. Logue's Home Improvement - \$4,463.80, Zuppardo's Renovations - \$14,043 and Arrow Fence & Supply - \$7,795.00. A discussion followed. Secretary Piper made a motion to accept the bid from Arrow Fence & Supply - \$7,795.00 Treasurer Durel 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. 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. At the 05/09/26 board meeting Secretary Piper made a motion that this be tabled until the June board meeting and for the board to review the current rental policy that was emailed to the board on 05/12/26. A discussion followed. Treasurer Durel made a motion to allow all board members to have keys/access to the pavilion/kitchen for general use. Director Villafranco, Director Trethaway and Director Noto requested a key. Director Noto will also receive a key to the hot tub pump area. Secretary Piper seconded the motion. All voted and it passed unanimously.

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. Secretary Piper made a motion that this be tabled to the June meeting to give time to see what the price would be to add the unit numbers on the side of each building.

Fastsigns estimate \$2,765.14 with a required deposit to start in the amount of \$1,382.57 – estimate is valid for 5 days (received 06/08/26). A discussion followed. Secretary Piper made a motion to accept the estimate from Fastsigns - \$2,765.14 pending color approval and requests that two proofs be provided one with a charcoal gray background and white letters and another proof with black background and white letters to be voted on via email and to be mounted on the siding. Director Noto seconded the motion. All voted and it passed unanimously.

President Leon stated that Director Kratzberg is inquiring about replacement of funds that were transferred from the emergency account (\$15,000.00) and the capital expenditures account (\$30,000.00) on 01/24/2025 to the operating account to meet the monthly expenses. A discussion followed. It was later clarified that the funds were used for an emergency related to monthly expenses. This use was consistent with the intended purpose of the funds.

President Leon stated that Director Keith is requesting approval to accept bids for widening the sidewalk at the rear gate, where Herman accesses the area with his golf cart. During rainy weather, the golf cart causes ruts in the amenities area, and the repeated daily travel is also wearing down the grass. A discussion followed. Director Kratzberg made a motion to accept bids for proposed improvements to include adding a walkway from the curb to the pool deck and widening the gate beside the hot tub. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Leon stated that Director Keith is requesting approval to have someone come out and see what can be done to take care of the return air in the office. Currently the AC is controlled by the thermostat in the Fiesta room, and it gets really hot in the office unless the temperature is set at 67°. A discussion followed. Director Kratzberg made a motion to approve repairs to address the return air problem. Director Noto seconded the motion. All voted and it passed. Treasurer Durel opposed.

President Leon stated that when inquiring about a debit card from Capital One that there has to be a name attached to the card. A discussion followed. No board member wants to be personally associated with the account. The board discussed options for handling day-to-day office purchases without attaching an individual board member's name to the account. The board agreed to explore using a prepaid credit card for routine office purchases.

President Leon asked if there were any other new business.

Director Noto stated that the area around the pool looked nice and asked if we could purchase new lounge chairs due to the current ones being broken and cracked and to purchase new umbrellas. A discussion followed. Director Noto made a motion to purchase new lounge furniture and umbrellas for the pools. Treasurer Durel seconded the motion. All voted and it passed unanimously.

Director Noto made a motion to adjourn the meeting. Director Villafranco seconded the motion. All voted and the meeting ended at 7:23 PM.