AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
July 14, 2026

President Leon stated this meeting is called to order on July 14, 2026, at 5:55 P.M. Attending the meeting was President Maria Leon, Treasurer Beth Durel, Secretary Theresa Piper, Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Kevin Kratzberg, Beth Ann McColman and Property Manager Felicia Duncan. Absent was Director Tiffany Villafranco.

President Leon stated that Victoria Untu from Unit #153 wanted to address the board to discuss concerns regarding the enforcement of the rules. Victoria stated that her amenity deposit was retained after she violated multiple rules while renting the amenities on June 6. She expressed concern that the rules are not being enforced consistently for all residents. She also reported the following concerns from June 21 multiple residents exceeded the allowed number of pool guests, with more than six people per condominium in the pool areas, a visitor parked in an office-designated parking space, a large white tent and grill were set up in a neighboring yard and another resident having a pot-bellied pig as a pet. A discussion followed. The following was agreed that the signed rental agreement provided access to the facilities for six hours: one hour for setup, four hours for the event, and one hour for cleanup. Although the reservation was scheduled to begin at 2:00 p.m., we understand that rain delayed the event. For that reason, we considered the allotted rental period to be from 3:00 p.m. to 9:00 p.m. for the standard $75.00 fee. The facilities were used beyond the allotted six-hour rental period, the additional time provision in the signed rental agreement applies. That provision charges $75.00 for each additional time increment (increments are four hours). In addition, the association incurred a $35.00 NSF charge related to deposit check. Rental deposit was $125.00. Additional time charge -$75.00 + NSF charge -$35.00 = $110.00. Total refund is $15.00.

Treasurer Durel gave the bank balances.

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

OLD BUSINESS

President Leon stated that Logue's Home Improvement has begun work on the hot tub deck. After the top deck boards were removed, termite damage was discovered in the foundation boards. Those damaged boards have been replaced, and J & J Exterminating has treated the new foundation boards.

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. On 06/16/26 Chenier Reynolds, Executive Vice President for Access Health Louisiana, reached out and stated that Access Health Louisiana would pay for the fence repair because one of their patients had run into the fence. I informed her that we had already received a check from the patient's insurance company to cover the repair. I also advised Ms. Reynolds about the section of the fence that was hit by the construction company. I was told that the construction company had straightened that portion of the fence, but it is still bent. On 06/18/26, Ms. Reynolds met with Director Keith and completed a walkthrough to assess the damage. On 06/19/26, I received an email from Ms. Reynolds requesting that Arrow Fence provide a quote for the section of the fence damaged by the construction company. Access Health Louisiana also plans to repair the broken piece of concrete damaged during the parking lot work. On 07/03/26, I received a quote from Arrow Fence & Supply for $4,321.00 to repair the 69-foot fence damaged by the construction company. On 07/06/26, I forwarded the quote to Ms. Reynolds and advised her that it was valid for only 10 days from July 3. Ms. Reynolds replied that she was forwarding the quote to the subcontractor. On 07/14/26 a discussion followed. Director Keith made a motion to approve acceptance of the $4,321.00 bid from Arrow Fence & Supply to repair the 69-foot fence damaged by the construction company. The motion also noted that approval was needed before the bid extension expired on 07/17/2026, and that Avant Garde would be reimbursed if Access Health Louisiana approved the repairs. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Leon stated that keys/access for general use of the pavilion and kitchen for board members who wanted them, have been distributed to the following board members Director Trethaway and Director Noto. Director Noto also received a key to the hot tub pump area. Director Villafranco has been ill and has not yet received.

President Leon stated that FastSigns has installed the unit numbers on the side of each building on 06/26/2026.

President Leon stated that Bruzeau's Air Condition & Heating came out for a consultation and identified the need to improve air flow in the office is to cut in a return-air opening and modify the supply line that is pinched inside the wall between the office and the Fiesta Room.

President Leon stated that the fifth phase of the tree removal was completed on 07/07/2026 which included cutting down and grinding stumps of (3) large holly trees behind Unit's #46-48 and (1) dead palm tree (no stump removal) by Unit #67. All debris was cleaned and hauled off.

NEW BUSINESS

President Leon requested an update on water shut – off for June. Sent out (1) notice, have (0) payment arrangements and (0) water shut – off. Total collected was $1,701.00. Unit #174 – owed $1,701.00 – paid $1,701.00.

President Leon stated that the board should discuss expectations and standards for board service. Board members are expected to uphold the same community standards required by all residents and to model those standards at an even higher level. An issue was reported at the pool involving a family member of a Board member. The Board member was not present. The family member brought glass into the pool area, and when another homeowner addressed the matter, an argument followed. It was also noted that this was not the first time the same family had brought glass into the amenities area. The issue had been brought to their attention previously. Secretary Piper was notified and spoke with the individual who had brought glass into the amenities area. A discussion followed. The Board discussed the matter and agreed that, because the posted rules state that no warning letter will be issued where signs are posted and that a $50.00 violation assessment applies, no warning will be given. The posted rule further provides that subsequent violations will result in additional $50.00 violation assessments.

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. We have received a bid from JET Concrete Services with (3) different quotes (1) to widen the strip (by tennis court) - $3,000.00, (2) to add a new sidewalk (by hot tub) - $5,000.00 and (3) to add a pad (where pull golf cart in the shed) - $1,500.00. A discussion followed. Treasurer Durel made a motion to widen the strip (by tennis court) for $3,000.00 and to add a pad (where pull golf cart in the shed) for $1,500.00. Secretary Piper seconded the motion. All voted and it passed. Directors Noto and Trethaway opposed.

President Leon stated that Director Keith is requesting a quote to elevate the concrete area between the two pools to improve drainage and reduce risk, there have been numerous reports of residents slipping. The current surface holds water; standing water may create a slip hazard and potential liability. A discussion followed. Secretary Piper made a motion to accept bids for proposed improvements to include elevating the concrete walkway between the two pools and gate entry to the amenities area between Buildings 24 & 25. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that we have (3) more phases of tree removal from Lookin' Good Treeman Service LLC in the amount of $6,000.00 each the sixth($6^{th}$) phase of the tree removal which includes cutting down and grinding the stump of (1) large cypress tree behind Unit #181 and grinding a large area of root knees. All debris will be cleaned and hauled off, the seventh (7^{th}) phase of the tree removal which includes cutting down and grinding the stump of (1) large palm tree behind Unit #181, cut down (1) large holly tree & (1) red tip hedge next to mail hut and cut down (1) large ash tree behind the tennis court. All debris will be cleaned and hauled off and the eighth (8^{th}) phase of the tree removal which includes cutting down and grinding the stump of (1) large live oak tree near Unit #67 next to the dumpster and trim out deadwood only next to Unit #37. All debris will be cleaned and hauled off. A discussion followed. Treasurer Durel made a motion to accept the three (3) phases of tree removal. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that revisions to the Amenity Area Rental Reservation Form were needed including the line on page 1 of the form from “Additional time will bring about additional increment fees” to “Using additional time beyond the agreed rental period will result in forfeiture of your rental deposit”, also on page 1 of the form under the reservation date change “4-hour increments rentals – additional increments allowed with additional fees” remove the wording additional increments allowed with additional fees and on page 4 add the line “I understand that while personal inflatable flotation devices are allowed in the pool area, all other inflatable devices, inflatable play equipment, bounce houses, etc. are not permitted in the gated amenity area”. A discussion followed. Director Keith made a motion to accept the three (3) revisions to the Amenity Area Rental Reservation Form. Treasurer Durel seconded the motion. All voted and it passed unanimously.

President Leon asked if there were any other new business.

Director Noto made a motion to adjourn the meeting. Treasurer Durel seconded the motion. All voted and the meeting ended at 7:34 PM.