

**AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
August 25, 2026**

President Leon stated this meeting is called to order on August 25, 2026, at 6:05 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.

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 the hot tub repairs have been completed, and the hot tub is now open for use.

President Leon stated that Fence Repair #2 - on 08/11/26, emailed Chenier Reynolds, Executive Vice President for Access Health Louisiana, to request an update. She responded that Access Health Louisiana will cover the cost of the 69 ft fence, based on the Arrow Fence quote estimate of \$4,321.00. She also apologized that this information had not been communicated by the contractor and confirmed that the check will be personally delivered once it is issued by the accounting department.

As a reminder, on 07/14/26, a motion was approved to accept the \$4,321.00 bid from Arrow Fence & Supply to repair the 69-foot fence damaged by the construction company and that Avant Garde would be reimbursed if Access Health Louisiana approves the repairs. Arrow Fence has been notified, and materials have been ordered. Work is expected to begin in late September.

President Leon stated that the sixth phase of the tree removal was completed on 07/16/2026 which included cutting down and grinding the stump of (1) large Cypress tree behind Unit #181. All debris was cleaned and hauled off.

President Leon stated that the seventh phase of the tree removal was completed on 07/30/2026 which included cutting down and grinding the stump of (1) large Palm tree behind Unit #181, cutting down and grinding the stump of (1) large Holly tree and red tip hedge next to mail hut, cutting down and grinding the stump of (1) large Ash tree behind the tennis court. All debris was cleaned and hauled off.

President Leon stated that the eighth phase of the tree removal was completed on 08/05/2026 which included cutting down and grinding the stump of (1) large tree next to Unit #67, trimming out deadwood only of (1) large tree behind Unit #37, grinding out the stump in the garden located next to the pool by the office. All debris was cleaned and hauled off.

NEW BUSINESS

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

President Leon stated that Tiffany Villafranco has officially resigned from the board of directors, effective July 27, 2026.

President Leon stated that Treasurer Durel would like to discuss the responsibilities of the Board of Directors, including any expectations, duties, or areas requiring clarification. Treasurer Durel asked whether, after the Board approves a project, if the Treasurer has the authority to place that project on hold if determined that financial concerns make a delay necessary. After a discussion, the Board agreed that once a project has been approved, no single Board member has the authority to put it on hold.

President Leon stated that Unit # 129 has requested to replace her bedroom windows and enclose her patio. A discussion followed. Director Keith made a motion to approve Unit #129's request to replace the windows and enclose the

patio, consistent with the submitted photographs. Director Noto seconded the motion. All voted and it passed unanimously.

President Leon stated that it has come to our attention that the storage container located at the rear of the property does not currently comply with City of Kenner requirements. The container must be positioned at least 5 ft from the fence; however, it is currently located approximately 2 1/2 ft away. A permit is also required. Because this corrective action is required by law, Frischhertz has been approved to relocate the container. This relocation is necessary before the permit can be obtained.

President Leon stated that Director Keith would like to inform the Board of the reports received from J & J Exterminating and make the Board aware of the time, cost, and work required to address the violations. These issues should be corrected to ensure the termite contract remains in good standing and is not voided. After a discussion, the Board agreed that Director Keith and Herman would inspect the remaining buildings. Director Keith will also prepare a list of specific violations and a proposed timeline for review at the September board meeting.

President Leon has requested a review of the process for issuing fines and warnings, including whether a violation must be voted on and approved by the Board before enforcement action is taken. A discussion followed. Director Trethaway made a motion to give the violator an opportunity to contest the violation before the board in the following months board meeting. Treasurer Durel seconded the motion. All voted and it passed unanimously.

President Leon stated that the Cox Communication Marketing Agreement is up for renewal which Avant Garde grants Cox the right to offer and provide services as Cox makes available at the property to residents who choose to subscribe. Payments are sent quarterly by direct deposit to the operating account. (February, May, August & November) below are the deposit amounts for 2025 – present 2026.

Month/Year	Amount Received
February 2025	\$1,794.40
February 2026	\$1,706.26
May 2025	\$1,909.96
May 2026	\$1,661.28
August 2025	\$1,816.97
November 2025	\$1,792.82

Cox and Avant Garde have maintained a business relationship since 2006. This agreement establishes a 10 – year term between the parties. Avant Garde receives a quarterly revenue-sharing payout equal to 4% of all subscribed data, video, and phone services. Upon renewal, Avant Garde will receive a one-time payout of \$150.00 per door, totaling \$37,350.00 based on 249 units and two courtesy accounts, including TV and data service, will be provided for use in the property's common areas. A discussion followed. Treasurer Durel made a motion to continue the agreement with Cox Communication that has been in place for 20 years. Director Noto seconded the motion. All voted and it passed unanimously.

President Leon asked if there were any other new business.

Secretary Piper made a motion to adjourn the meeting. Director Keith seconded the motion. All voted and the meeting ended at 7:10 PM.