AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
September 22, 2026

President Leon stated this meeting is called to order on September 22, 2026, at 5:58 P.M. Attending the meeting was President Maria Leon, Treasurer Beth Durel, Secretary Theresa Piper Directors: Frank Noto, Suzanne Trethaway, Alfred Keith, Beth Ann McColman and Property Manager Felicia Duncan. Absent was Director Kevin Kratzberg.

Treasurer Durel gave the bank balances.

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

Director Keith made a motion to enter the executive session. Director Noto seconded the motion. All voted and the meeting entered executive session.

Secretary Piper made a motion to exit the executive session. Director Trethaway seconded the motion. All voted and the meeting exited the executive session.

OLD BUSINESS

President Leon stated that the storage container located at the rear of the property has been positioned 5 ft from the fence to comply with City of Kenner requirements and permit was obtained on September 2, 2026.

President Leon stated that the Cox Communication Marketing Agreement has been renewed 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.

NEW BUSINESS

President Leon stated it was time for the annual review of raises for Herman Moreau and Property Manager Felicia Duncan. A discussion followed. Treasurer Durel made a motion to give both Herman Moreau and Property Manger Felicia Duncan a $1.00 per hour raise effective on the employee's anniversary date. Director McColman seconded the motion. All voted and it passed unanimously.

President Leon stated that it was time to select and schedule a date for the annual homeowners' meeting. A discussion followed. Secretary Piper made a motion to schedule the annual homeowners' meeting on Thursday, November 19, 2026 @ 6:00 pm. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that Director Keith would like to update the Board of the reports received from J & J Exterminating with the specific violations and a proposed timeline. These issues should be corrected to ensure the termite contract remains in good standing and is not voided. A discussion followed. Secretary Piper made a motion to purchase the downspouts and extensions needed to correct the violations, send deficiency notices to the homeowners, specifying a compliance deadline and advising that failure to comply will result in fines, obtain a quote from Galland Roofing to reroute the downspouts and obtain a quote from What's Up Landscaping to raise the soil to be voted and approved by the board via email. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that Director Keith requests that the Board review and prioritize the wish list. This will allow projects to be completed as funds become available. After a discussion, the Board agreed to allocate funds in future budgets for these projects.

President Leon stated that Treasurer Durel will update on the 2027-2028 budget. After a discussion, the Board agreed that the budget would be ready for review and an approval vote at the October Board meeting.

President Leon reported that Sharon Kochera, manager of Unit #215, had emailed the office about a leak originating in the upstairs Unit #214. According to the email, nail holes were found in a pipe, damaging the drywall and requiring a portion of it to be removed. The affected area remains wet and has an odor. Kochera stated that

Avant Garde should be responsible for the repairs because the renovation company it used “had a lot of blunders and needs to be reported.” After a discussion, the Board agreed that the repairs are not the association’s responsibility.

President Leon asked if there were any other new business.

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