AVANT GARDE
HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
November 17, 2026

President Leon stated this meeting is called to order on November 17, 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, 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 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. Treasurer Durel made a motion to accept the previous meeting minutes as emailed. Director Trethaway seconded the motion. All voted and it passed unanimously.

OLD BUSINESS

President Leon stated that annual homeowners' meeting is scheduled for Thursday, November 19, 2026, at 6:00 p.m. A meeting notice was emailed on September 24, 2026, with the meeting details and information about the open Board position. Homeowners interested in serving were asked to respond by October 8, 2026. No homeowners expressed interest in serving. The ballot and proxy were sent to homeowners on October 12, 2026.

President Leon stated that the downspouts and extensions needed to correct the J & J Exterminating violations have begun being installed.

NEW BUSINESS

President Leon stated Unit # 95 requests for her violation to be revoked - a $50.00 violation assessment was issued to Unit #95 after a family member was observed bringing glass into the pool area on multiple occasions.

During the July Board Meeting, the Board discussed the matter and agreed that no warning letter would be issued, as the posted pool rules clearly state that glass is prohibited, no warning will be given when signage is posted, and a $50.00 violation assessment applies. The posted rules further state that subsequent violations will result in additional $50.00 assessments. The homeowner has stated that "things were not handled correctly by both sides" and has requested that the violation be revoked and the $50.00 assessment refunded. A discussion followed. Director Kratzberg made a motion to uphold the violation and not refund the $50.00 assessment. Director Keith seconded the motion. Secretary Piper and Director Noto both opposed the motion and Director Trethaway abstained.

President Leon reported that the Pet Weight Resolution and the Amendment of Voting Requirement was passed on January 26, 2023 (continued from the annual meeting of November 17, 2022) a quorum was achieved at the continued meeting. Resolution passed to remove and delete the pet weight limitation in its entirety and to amend the Declaration to reduce the mandated 67% affirmative votes to only require majority affirmative votes (125 total) to pass future resolutions. A discussion followed. The Board discussed the matter and agreed that this needed to be recorded by our attorney Ashley Belleau.

President Leon stated that Lookin' Good Treeman Service LLC sent a proposal for tree removal - $5,000.00 – which includes cutting down and grinding the stump of (1) large date Palm tree located in the power wires at the corner of the building by Unit #145. Trim (1) Aash tree, (1) Palm tree and (1) Tallow tree to raise the canopy and remove the deadwood in front of Unit #155 and #249. Trim (4) trees and (1) large Oleander plant in courtyard behind building of Units 145 – 156. Trim (1) Palm and (1) small Japanese Magnolia tree against front of building by Unit #140. Trim (1) Palm against front of building by Unit #132. Trim (3) Crape Myrtle trees behind the building by Units #119-126. Skyline trim (1) Palm tree off the building by Unit # 118. Trim (1) Palm tree to raise the canopy and remove the deadwood (no charge) in front of Unit #204. Trim (1) tree against the front of building by Unit #231 and raise the canopy and remove the deadwood. Trim (1) Crape Myrtle tree to raise the canopy and remove the deadwood behind the building of Unit's #99 and #108 next to the dumpster. All debris will be cleaned and hauled off. A discussion followed. Treasurer Durel made a motion to approve the proposal. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that Lookin' Good Treeman Service LLC sent a proposal for tree removal - $5,000.00 – which includes cutting down and grinding the stump of (1) large date Palm tree located in the power wires at the corner of the building by Unit #145. Trim (1) Ash tree, (1) Palm tree and (1) Tallow tree to raise the canopy and remove the deadwood in front of Unit #155 and #249. Trim (4) trees and (1) large Oleander plant in the courtyard behind the building of Units 145 – 156. Trim (1) Palm and (1) small Japanese Magnolia tree against the front of the building by Unit #140. Trim (1) Palm against the front of the building by Unit #132. Trim (3) Crape Myrtle trees behind the building by Units #119-126. Skyline trim (1) Palm tree off the building by Unit # 118. Trim (1) Palm tree to raise the canopy and remove the deadwood (no charge) in front of Unit #204. Trim (1) tree against the front of the building by Unit #231 and raise the canopy and remove the deadwood. Trim (1) Crape Myrtle tree to raise the canopy and remove the deadwood behind the building of Unit's #99 and #108 next to the dumpster. All debris will be cleaned and hauled off. A discussion followed. Treasurer Durel made a motion to approve the proposal. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that a decision is needed on this year's Christmas bonus for the staff. A discussion followed. Secretary Piper made a motion to give a $250.00 for Avant Garde's two employees. Director Keith seconded the motion. All voted and it passed unanimously.

President Leon stated that we have received a draft of the 2026 Audit from Richard CPAS for review.

President Leon stated that the 2027-2028 budget is ready for board review and board approval. A discussion followed. Treasurer Durel made a motion to accept the 2027 – 2028 budget. Director Keith seconded the motion. All voted and it passed unanimously.

During the discussion of the budget Treasurer Durel noted that the 2025-2026 budget included an allocation of $74,687 for the SBA loan. The loan was paid off in April 2025. The allocated funds need to be reallocated to the operating account. After further discussion, Director Noto made a motion to reallocate $74,687 to the operating account. Secretary Piper 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. Secretary Piper seconded the motion. All voted and the meeting ended at 7:07 PM.