**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

July 26, 2022

President Sidney Lee called the July 26, 2022 Board meeting to order at 6:00 PM.

In attendance were Sidney Lee, President; Vincent Liberto, Treasurer; Theresa Piper, Secretary; Directors Karen Henries, Amy Jarratt, Kevin Kratzberg, Maria Leon, and Brandon Williams. Office Manager Sylba Krohn, and Guest Mitchell Foor were also present. Karen Dwyer was unable to attend the meeting, but she did send financials.

President Lee introduced Mr. Foor and stated that he would update the repairs situation at the end of the meeting.

Treasurer Vincent Liberto gave the treasurer’s report.

Director Kevin Kratzberg gave a report for the Financial Committee.

President Lee opened the meeting for old business. He stated that we still need additional signers on the bank accounts. To change signers on the bank accounts, he needs to accompany (to the bank) whoever is going to be added. You will need to bring copies of the meeting minutes where you were appointed to be a signer, and a copy of your driver’s license. Three directors volunteered to be signers: Theresa Piper, Amy Jarratt, and Kevin Kratzberg.

President Lee expressed that Frischhertz Electris is on the grounds Monday, Tuesday, and Wednesday this week taking care of electric grounds for each building.

President Lee gave an update for the flooding unit #123. He said that we put an extension on the downspout, and it seems to have resolved the issue.

President presented the three estimates for tree trimming for our insurance company:

* + - 1. What’s Up Lawn & Landscape, LLC $18,975.00
			2. Risk Tree Service 15,385.00
			3. Lookin’ Good Treeman Service 9,950.00

After a short discussion, Secretary Piper made a motion to accept Lookin’ Good Teeman Service’s appraisal. Treasurer Liberto seconded the motion. All voted and the motion carried unanimously.

President Lee opened the floor for new business. He stated that we need to decide how much of an assessment we are going to charge. Those that have assessment reimbursement in their insurance policy must make a claim before one year. August 29 will be one year. President Lee reviewed the insurance figures, repair figures, and the funds available. He then tabled the topic until later when Mr. Foor was going to update the meeting on the repairs.

President Lee stated that we have received a request from the new owner of unit 42A. She is requesting we put her unit number on the building where it is visible from the parking area. After a short discussion, Secretary Piper made a motion to put the unit number on the outside of building #2 where it is visible from the parking lot.

President Lee stated that we have received a request from unit #95 in reference to the segregation law in our bylaws. She expressed that she has been flooded several times by the upstairs neighbor and had to do repairs at her own expense. She would like the Board to remove the segregation law. The Board members agree that the Board did not have the authority to remove any part of the bylaws, as that must be approved affirmatively by 75% of the homeowners. Also, the Board does not get involved in disputes between neighbors.

Director Leon suggested that we have a meeting of some of the board members to revise the Rules and Regulations. Director Leon and Secretary Piper agreed to meet with office manager Ms. Krohn to review and make revision suggestions to the Rules and Regulations. These suggestions would later be voted on and recorded.

President Lee stated that office manager is asking who is to notify the cable companies of the hanging wires due to the repairs in the complex. After a short discussion, it was decided that the office manager should notify Cox Cable.

President Lee stated that we have two cases of brown siding in the attic. He asked if we should donate them to Habitat for Humanity. All agreed that was a good idea. Director Leon made a motion to donate the two boxes of brown siding to Habitat for Humanity. Secretary Piper seconded the motion. All voted and the motion carried unanimously.

President Lee stated that the cameras around the area are working fine, but Sylba needs help identifying the people in the pictures. Everyone looked at the pictures, but no identification was made.

President Lee stated that everyone needs to begin thinking about any suggestions, amendments, guest speakers, donations, etc. for the Annual Meeting. Several quick suggestions were made including having the meeting on the tennis court in lieu of renting an accommodation; having the regular guest: CPA Karen Dwyer, CPA James White, Attorney Ashley Belleau, etc.; and trying to get the same two amendments passed.

President Lee asked for a motion to enter executive session. Secretary Piper made a motion to enter executive session. Treasurer Liberto seconded the motion. All voted and the meeting went into executive session.

Three issues were discussed.

Executive session ended.

President Lee asked if there were any other new business. There was none.

President Lee asked Mr. Foor to give his presentation.

Mr. Foor announced that in the next two to three weeks they should be wrapping up the siding and windows punch list. By four weeks they will be 98% finished. Mr. Foor reviewed his figures for the end of the hurricane repairs and compared them to office manager, Sylba’s figures. They calculated the same.

President Lee reviewed the figures and asked to add $100,000.00 from the Capital Expenditures bank account. This would lower the amount owed to Velocity and reduce the proposed assessment amount to approximately $716.45 per unit.

President Lee announced this ended the meeting. All agreed and the meeting ended at 7:02 PM.