**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

September 21, 2022

President Sidney Lee called the meeting to order at 6:02PM on September 21, 2022. Present were: President Sidney Lee; Treasurer Vincent Liberto; Secretary Theresa Piper; and Directors Maria Leon, Brandon Williams, Any Jarratt, Kevin Kratzberg; Office Manager Sylba Krohn, and guest speaker Mitchell Foor. Not present were Directors Kim Kochera and Karen Henries.

President Lee stated that he’d like to welcome director Kim Kochera back to the board.

President Lee introduced Mitchell Foor from Velocity Services who will speak at the end of the meeting.

President Lee stated that Karen Dwyer could not attend the meeting tonight, but she sent over financials. A copy is on the table for all to review.

***ENTER EXECUTIVE SESSION***

President Lee introduced Nannette Schoen, owner of unit 195, who requested an audience with the Board. Ms. Schoen presented her issue. A discussion followed and she and Mr. Foor requested to leave the meeting for a private discussion. They left the meeting together at 6:15PM.

***EXIT EXECUTIVE SESSION***

President Lee opened the floor for new business.

President Lee recognized Treasurer Liberto and asked him to present the Treasurer’s Report. Treasurer Liberto presented the bank balance as of September 20, 2022. Secretary Piper made a motion to accept the Treasurer’s Report as presented. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee stated that the previous meeting minutes were emailed to everyone. Did anyone want them read aloud now, or accept them as they were emailed? Secretary Piper made a motion to accept the previous meeting minutes as emailed. Director Leon seconded the motion. All voted and it passed unanimously.

***ENTER EXECUTIVE SESSION***

President Lee request Director Kratzberg, head of the Financial Committee, to give the committee’s report. Secretary Piper made a motion to accept the Financial Committee report as presented. Treasurer Liberto second the motion. All voted and it passed unanimously.

***EXIT EXECUTIVE SESSION***

President Lee opened the floor for old business.

President Lee stated that Frischhertz Electric came out and serviced every building. Two buildings needed updating. The equipment was ordered, received, and the work was accomplished.

President Lee stated that Lookin’ Good Tree Service has completed trimming the trees away from the buildings for insurance purposes. He added that now residents think the trees are falling.

President Lee stated that so far, the assessment funds seem to be coming in with very few complaints and a printout of the payments is on table for review.

President Lee stated that What’s Up was contacted about the monkey grass. He referenced to emails attached to the agenda. He read the response from Ms. Wanda, the manager: “Areas where they are trimming the tops of the liriope has been taken over by torpedo grass. Robbie spoke with the previous management about these areas needed to be dug up and dirt put down. The torpedo weed is very invasive and that is the only way to get rid of it. That is why we have been trimming the tops.” A discussion followed.

President Lee asked about an air conditioner wire that was hit with a trimmer by one of What’s Up’s employees. Director Kratzberg stated that he had spoken to Robbie, the owner, who said there was no proof that the employee had cut the wire, but as a good faith gesture, Robbie was going to reimburse half the repair costs.

President Lee asked the Board to consider purchasing a four-wheeler for Maintenance. He referenced the info attached to the agenda. A discussion followed. Treasurer Liberto made a motion to purchase a four-wheeler for Maintenance. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee opened the floor for new business.

President Lee stated that our water bill last month was $74,216.70. A discussion followed. Director Leon stated that she would contact the director from the waterboard.

President Lee stated that the lady in unit 81 thinks she is getting roaches from unit 82 and is requesting our help. He stated that we cannot get involved between units.

President Lee stated that Unit 196 would like to install a solar powered motion sensor security light in front of his unit. A discussion followed. Director Leon made a motion that Unit 196 could install a solar powered motion sensor security light in front of his unit. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that Unit 89 requested we extend her downspout, twice! We did and now she wants another extension added so that the water goes directly into the middle of the breezeway. A discussion followed. Secretary Piper made a motion to deny the extension. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee asked what we are going to do about painting the patio rails? A discussion followed. Director Leon made a motion to have a letter written to the homeowners that either they could paint the handrails themselves or hire a licensed and insured contractor to paint the patio rails. The letter would need to be approved by the Board before being distributed. Treasurer Liberto second the motion. All voted and it passed unanimously.

President Lee stated that now that the renovations are completed, Sylba would like to walk around looking for infractions. She could take pics and send out notices. A discussion followed. Director Leon made a motion to approve Sylba taking pictures of infractions to be approved by the Board before notices were sent. Director Jarratt seconded the motion. All voted and it passed unanimously.

President Lee stated that Sylba is requesting a small allowance of $50 - $100 per quarter out of the Rental Account for flowers and decorations for the amenities area. A discussion followed. Treasurer Liberto made a motion to allow Sylba to spent $50-$100 per quarter out of the Rental Account for flowers and decorations for the amenities area. Director Leon seconded the motion. All voted and it passed.

President Lee asked if we wanted to have a Halloween get-together this year in our Fiesta Room or Pavilion? A discussion followed. It was decided not to pursue a Halloween get-together since very few participants came to previous Halloween festivities (only about 4 or 5 including children).

President Lee announced that we finally got a payment voucher from Cox Cable for profit-sharing. The amount is $1,615.84. This will go into the Rental Account. He added that Cox will be here next Tuesday, 9/27/22 at 10:00 AM to walk around and make plans for the hanging wires. If anyone can make this appointment, please do. Several volunteered. Sylba will remind everyone.

President Lee stated that we have a sign with a misspelled word. A copy is attached to the agenda. A discussion followed and it was decided to let it be.

President Lee asked if it would be convenient to have our Annual Meeting on November 17, 2022. No one objected. He asked if there was anything anyone wanted to discuss at the meeting.

President Lee stated that we have 3-three-year terms opening: Maria, Barndon, and Amy. If they wish to run again, they need to complete a nomination form found on the table. Also, there are samples of information for the annual meeting on the table.

President Lee reminded everyone that Herman and Sylba will be out from Oct 9 – Oct 16, 2022, for their preapproved cruise.

President Lee announced that there is a homeowner’s meeting next Tuesday, 9/27/22. He asked if anyone had anything they wanted to discuss at the meeting.

President Lee asked if there was any other new business. No response.

President Lee asked Mr. Foor to give his report. Mr. Foor stated that he resolved Ms. Schoen’s issue. He stated that his crew of four men and Cecil will be here Monday to remove and reinstall 240 sq feet of siding.

Also, the manufacturer of the siding will be here on the 10th or 15th. Two shades of siding were installed. We are spending about $20,000. He still has a couple of windows to replace. He stated he is leaving tomorrow but will be back around Wednesday.

Secretary Piper made a motion to adjourn the meeting. Director Jarratt seconded the motion. All voted and it passed. The meeting ended at 6:27PM.