**AVANT GARDE HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

January 18, 2023

The meeting is called to order on January 18, 2023 at 6:00 PM. Present were Sidney Lee, President; Vincent Liberto, Treasurer; and Directors Karen Henries, Marie Leon, Kevin Kratzberg, and Kisha Calix. Also present were office manager Sylba Krohn.

Treasurer Liberto gave the bank balances as of January 13, 2023.

President Lee stated the previous meeting minutes was emailed. Did anyone want them read? Treasurer Liberto made a motion to accept the minutes as emailed. Director Leon seconded the motion. All voted and it passed unanimously.

Director Kratzberg made a motion to enter Executive Session. Director Leon seconded the motion. All agreed and Executive Session began.

Financial Committee Chairman, Kevin Kratzberg gave a report. There were several discussions.

Director Leon made a motion to exit Executive Session. Director Calix seconded the motion. All agreed and Executive Session ended.

President Lee stated that the Annual Meeting was a big success. Resolution 1 and 2 both passed. We will continue the meeting on January 31, 2023 to announce the results.

President Lee stated that unit 36 wanted to replace her slider doors and windows. After a review of unit 36’s written request and company’s credentials, Director Kratzberg made a motion to approve unit 36’s request. Director Calix second the motion. All voted and it passed unanimously.

President Lee stated that we needed to replace the light that blew off the light pole by the first stop sign as you enter the complex. A discussion followed and President Lee asked Ms. Krohn to contact GraciHart Electric for an estimate.

President Lee stated that presently we have a guideline that residents cannot decorate for a holiday until 30 days prior the actual holiday. Do we want to enforce that? A discussion followed and the subject was tabled.

President Lee stated that there is a top to bottom crack in the bricks on the outside of unit 229. Do we fix it ourselves, or get bids, or claim on insurance? A discussion followed and President Lee asked Ms. Krohn to get prices to repair.

President Lee stated that unit 15 would like to suggest we either draw a pickle ball court in a different color over the tennis court markings or totally convert it to a more popular pickle ball court. A discussion followed. Director Kratzberg made a motion that we get a price to paint the outline of a pickle ball court on the tennis court, and if under $500.00, have it done. Director Calix seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 18 has written a letter to the Board with concern about a letter written to her. Both letters were reviewed, and it was agreed the black truck referenced in the letters should park front first against the fence since the truck’s trailer hitch goes through the fence when the truck is backed into a parking space.

President Lee stated that Cox says they cannot put new service in unless they have permission to drill a hole in the new siding because the wire has to go into the condo somewhere. A discussion followed. Treasurer Liberto made a motion to allow Cox to drill a hole into the new siding to feed wires into a unit provided the hole is sealed properly. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 93 would like approval to have new windows installed. After a review of unit 93’s written request and company’s credentials, Director Leon made a motion to approve unit 36’s request. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 7 would like to put down cement squares behind the unit and put flowers on them. After a short discussion, Director Leon made a motion to approve the enhancement. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that the area where the dumpster was just relocated is causing a problem. The truck is too long to back up on just the street and is backing up onto the grassy area across from the dumpster. It is causing a huge muddy hole. The company would like to know if we could either move the dumpster or cement the grassy area where the truck backs up. A discussion followed. Treasurer Liberto made a motion that we cement the affected area with a flat section where the curb is. Director Henries seconded the motion. All voted and it passed unanimously. Director Kratzberg asked if the dumpster service was getting any better. A discussion followed and the Board asked Ms. Krohn to check for a contract.

President Lee stated that our electric meters are not marked. Is there any way we can get them identified? After a short discussion, the Board asked Ms. Krohn to contact resident Billy Keith (a retired electrician) for information.

President Lee stated the some of the gardens in the complex are considered high maintenance gardens. These gardens have monkey grass around them that have weeds growing through. We asked Robbie, our landscaper, about these areas. He explained that because of the kind of weed growing through the monkey grass, they would have to dig up all the boarder, remove the weeds, and then replant the monkey grass. A discussion followed. Director Kratzberg made a motion that we obtain a price to remove the boarder and replace with a brick border. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee stated that in the front of unit 21 and unit 132, each had a very tall palm tree that often lost branches. If one of these branches hit someone, it will either injure them badly or kill them. He asked if we wanted to see about removing the two trees? A discussion followed and the Board asked Ms. Krohn to get bids to remove them both.

President Lee stated that Herman starts his radiation treatments Thursday, and he will be out of pocket Monday through Friday for an hour or so for 26 – 28 treatments. Herman would like to know if it would be alright if he came in early or worked late to make up his time. No discussion was necessary, the whole Board stated, “Absolutely.”

President Lee stated that it’s been hard to find wheels for maintenance for anything under $6,000.00. Herman found a refurbished one at Gold Cars of Louisiana for $5,678.40, including a rear cargo bed, charger, new batteries, and a 1-year warranty. A discussion followed. Director Leon made a motion to purchase the 2019 Club Car Precedent using funds from the rental account. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 76 wanted to know, “When did the responsibility of the rails become the owner’s responsibility?” Years ago the Association used to maintain the patio rails and he never received anything stating differently. A discussion followed and the Board asked Ms. Krohn to contact our attorney, Ashley Belleau to clarify whose responsibility the rails were.

President Lee stated that Mitch asked if we would issue the last of his payments. A discussion followed. Ms. Krohn stated that Mitch was going to have a worker on the premises Tuesday, Wednesday, and Thursday next week. The Board agreed that we would table the subject until after next Thursday. Also, the Board asked Ms. Krohn to send out notices of the worker.

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

Director Leon made a motion to adjourn the meeting. Treasurer Liberto seconded the motion. Everyone voted and the meeting ended at 6:55PM.