**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

March 21, 2023

President Lee called the meeting to order at 6:00 PM. Present were President Sidney Lee, Treasurer Vincent Liberto, and Directors Kisha Calix, Kevin Kratzberg, Maria Leon, and Brandon Williams. Also present was office manager Kelly DeRocha.

Treasurer Liberto presented the bank balances as of March 21, 2023. Treasurer Liberto made a motion to accept the balances as read. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated since the Homeowner Lien information was missing and would table it until a later date. Treasurer Liberto made the motion Director Kranzberg seconded the motion.

All voted and it passed.

President Lee stated the previous meeting minutes were emailed to everyone. Do we want them read aloud now or accept them as they were emailed. Treasurer Liberto made a motion to accept the minutes as emailed. Director Leon seconded the motion. All voted and it was passed unanimously.

**ENTER EXECUTIVE SESSION**

Director Kevin Kratzberg presented the report for the Financial Committee.

**EXIT EXECUTIVE SESSION**

President Lee stated the pickle ball court is ¼ the size of a tennis court. Therefore, it would be situated perpendicular to the present court. In other words, there would be two pickle ball courts on either side of the present tennis net. The net for the pickle ball court is portable and does not require drilling new holes in the court. See photo page A. Discussion followed and the subject is tabled due to not having enough interest to offset the cost.

President Lee stated that Treasurer Liberto has applied to Capital One for a company credit card. It has been received and was handed to Treasurer Liberto before this meeting.

President Lee stated that the palm trees have been removed, but the stumps have not yet been ground down (included in price).

President Lee stated that the rail painting is going well, but there are a lot more that need to be painted. The two companies that are doing the work will need additional time, possibly two more months. A discussion followed. Treasurer Liberto made a motion to extend the deadline to June 30, 2023, if not completed by then, fines will be charged accordingly. Director Kranzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 97 would like to enclose their patio. Erick is doing the work. We already have his credentials. We just need an approval for our file. See photo page B. A discussion followed. Theresa stated that Unit 97 has already completed the work and it looks nice. Treasurer Liberto made a motion. Director Kranzberg seconded the motion.

President Lee stated that unit 166 would like the association to ground down the stump in front of her unit. See photo page C. A discussion followed. This appears to be in personal garden and is therefore the Homeowners personal responsibility. Treasurer Liberto made a motion. Director Kranzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 219 would like to enclose their patio. They are doing the work themselves. See sample of finished enclosure. See photo page D. A discussion followed. The photo of the balcony provided was acceptable. Treasurer Liberto made a motion. Director Kranzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 195 is concerned about how far the siding extends down to the ground. She expects that it may eventually cause water to seep into her home. See photo page E. She also believes that the root system of two trees near her home may be growing under the building and is requesting that the Association have them removed. See photo page F. A discussion followed. Let landscapers appraise the situation. Treasurer Liberto made a motion. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee stated unit 149 is requesting that the Association remove the tree whose root is growing under his walkway. It is lifting the cement, thus diverting the rainwater towards his unit. See photo page G. A discussion followed. Let landscapers appraise the situation. Treasurer Liberto made a motion. Director Kranzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that Herman has saved us a lot of money by removing the cypress knees that were enclosing the pipes in front of unit 179 without doing any damage. The tree people would not do it because they were afraid, they would break the pipes. They suggested we call a plumber. See photo page H.

President Lee stated the unit 55 would like to enclose their patio. They are doing the work themselves. See photo page I. A discussion followed. As long as the patio build matches the provided photo, then it is approved. Director Kranzberg made a motion. Director Williams seconded the motion. All voted and it passed unanimously.

President Lee stated the unit 36, a six-month resident of Avant Garde, requested that damaged screens be replaced as required according to the AGHOA Rules. A discussion followed. No motion was necessary as this is already in the Rules and Regulations. The Board suggested a letter of agreement be sent. Treasurer Liberto made a motion. Director Kranzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that Director Kratzberg has suggested that we make a practice to provide a better explanation of why fees have increased, and additional assessments have been necessary, such as storm, insurance, and lawsuits. If this could possibly be done on a regular basis, it would help homeowners to better understand new difficulties that would increase future dues. A discussion followed and everyone agreed.

President Lee stated that unit 58 is vacant. The homeowner has lived out of state for six years. She was told she must let patio painters into her home for the work to be completed. She is requesting that she be allowed to send a key and an authorization letter to the HOA office so we can hand the key to someone she knows who can let them in and then return the key to her when the work is completed. A discussion followed and approval was granted. Vincent made a motion. Brandon seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 95 has listed three concerns about the dangers the generator and gas cans being stored on the patio of unit 97. 1. Gasoline is combustible, and many things can set it ablaze. 2. Carbon Monoxide causes illness and death in seconds. The homeowner has a one a year-old baby and a small pet yorkie. 3. It can affect the HOA insurance and his homeowner insurance. A discussion followed. Treasurer Liberto motioned to send the Homeowner a letter stating that under no circumstances is he to run the generator, barbeque or any kind of open flame or combustible. It must be a minimum of ten feet away from the building, as per the Kenner Fire Department. Theresa seconded the motion. All voted and it passed unanimously.

President Lee stated that a drip from exterior water heather drainage pipe has been dripping since December 2022 per unit 81 who has a video. We sent an email out asking everyone to check their water heaters for a leak. Today we now know it began in unit 88, flooding units 87 and 89 as well. The ceiling in unit 88 partially collapsed. The homeowners are in a hotel. Unit 89 asked us to note: the water heater in Unit 87 is fourteen years old. Unit 89 requested that we create, approve, and distribute a list of helpful hints. Including the life expectancy of appliances, general home maintenance schedules and suggestions. A discussion followed. No motion was necessary. All agreed unanimously that they look forward to bringing the newsletter back and including this type of information for homeowners.

President Lee stated that during an underwriting review it was discovered that an incorrect rate existed. We received notice of an additional premium in the amount of $117.00 on bldg. 15 units 99-108 flood insurance. No motion was necessary.

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

Treasurer Liberto made a motion to adjourn the meeting. Kevin seconded it. All voted and the meeting adjourned at 7:21 p.m.