**AVANT GARDE**

**HOMEOWNERS ASSOCIATION**

:

Board Meeting Minutes

June 27, **2023**

The meeting wascalled to order on June 27, 2023 **at 6:00 PM.**

Present were President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, and Directors Kisha Calix, Kevin Kratzberg, Brandon Williams, Karen Henries, and Maria Leon . Also present was office manager Kelly DeRocha.

Treasurer Liberto gave the bank balances as of May 25, 2023. Secretary Piper made a motion to accept the report as read. Director Calix seconded the motion. All voted and the motion passed unanimously.

President Lee stated that the previous meeting minutes have not been completed and will be emailed to the Board of Directors this week.

The meeting entered executive session. Committee Leader, Kevin Kratzberg, gave the financial report. A discussion followed and executive session was closed.

President Lee stated that Maintenance man, Herman Moreau, saved the Association approximately $35,000.00 by painting the parking lot lines and numbers himself in lieu of contracting a parking lot painter.

A discussion concerning the combining of the checking accounts followed.

 President Lee stated that the homeowner in Unit **15** requested a letter listing the things that the Board has approved in regards **to** the pickle board **court** that provide proof that she was granted permission to move forward in painting the court and using the facilities to store the equipment..  President Lee read the permission letter. A discussion followed. Director Piper made a motion to accept and sign the permission letter. Treasurer Liberto seconded the motion. All voted and it passed unanimously. President Lee signed the letter.

President Lee stated that several Homeowners have complained that the palm trees have not been tended **to** since Hurricane Ida. The Landscapers frequently cut the lower branches, but the remaining upper branches have a great deal of dead weight. If we can find a reasonable quote, would the Board consider allowing this extra expense that would improve the growth of the trees and possibly spare the life of the trees?  A discussion followed. Director Piper made a motion to accept and sign the permission letter. Director Maria \_\_\_\_\_\_\_ seconded the motion. All voted and it passed unanimously.

President Lee stated that our maintenance man, Herman, has suggested that instead of hiring an expensive crane to move the fully packed storage bin located in the parking **lot**, he could simply fill in the hole with cement. The siding that residents are complaining about **is** next **to** the storage container cannot be stored in the container, as there is no room left in it. Herman would like the Board’s approval to leave the siding where **it is**, outside of the container, but possibly adding more strapping to better secure it in place. **Or,** have we outgrown the container? Should we consider replacing it with a larger container**, so** we can actually access and utilize the items inside? Office manager, DeRocha asked if we would feel comfortable with just additional strapping if there was a tornado or hurricane. Unit 98 said that the container should not be left in front of anyone’s condo. A discussion followed. Treasurer Liberto made a motion to fill the hole with cement, leave the container where it is, and hire temps to assist Herman to clean it out. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that the Annual Audit has been initiated and therefore the “engagement documents**” should be signed.** The audit **should be completed by** August 2023. A brief discussion followed.  Director Williams made a motion to sign the engagement documents from Bernard & Franks, a CPA Firm to begin the audit. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

**President Lee** stated that u**nit 179** would like at least **one** lollipop light installed at the front corner of the building, between the fence and the building. Her row of condos has only one light in the front of her building. She is **a single** 74 year old woman, and along with 3 other single woman who live above her**,** they each have great concerns each night they come home in the dark. A discussion followed. Secretary Piper made a motion to get an estimate to install a light by unit 179. Director Williams seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 183 complained that the cypress tree behind her building has many stumps growing and they are beginning to block the back doors, which is a fire hazard and can **cause** people to trip and fall. She can no longer afford the time or the funds to tend to the garden. The garden should be removed, and these stumps need to be removed immediately. A discussion followed. Treasurer Liberto made a motion to get bids to remove the cypress knees, but unit 183’s personal garden needs to be removed by the owner. Director Williams seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 200 suggested a small gate with spring hinges on the side of the dumpster fence as it would help keep the gate closed and make it easier for elderly folks. A discussion followed. Secretary Piper made a motion to get maintenance man Herman to paint numbers the dumpster gates. Director Leon seconded the motion. All voted and it passed unanimously. The installation of a smaller gate was tabled.

President Lee stated that unit 200 is requesting that a detailed officer be required during pool rental and added to each rental fee.  A discussion followed. Director Kratzberg made a motion to limit rentals to 20 guests. The motion was denied as no one seconded it. Treasurer Liberto made a motion to find out how many people are legally allowed for a function before a detailed officer is required. Director Williams seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 208 whose railings are painted, has written a letter, asking the Board of Directors to allow more time to paint the railings and to not charge fees for not painting by the deadline. A discussion followed. Director Kratzberg made a motion to send unit 208 a letter denying his request. Treasurer Liberto seconded the motion. . All voted and it passed unanimously.

President Lee stated that we have received information from Waste Connections and River Parishes and waiting information from IV Waste Service and Republic Waste Services on bids for our dumpster service. A discussion followed. Treasurer Liberto made a motion to table hiring a new service until January 2024, and then accept bids for August 2024. Director Williams seconded the motion. All voted and it passed unanimously.

President Lee stated that our present pest control provider is Presto-X who is not performing a complete monthly service. Therefore, we have received information from Orkin Pet Control, Lycan360 Pest Control, and are awaiting info from Terminix Pet Control. The Board reviewed the submitted bids. A discussion followed and the topic was tabled.

Office manager Kelly requested setting up a schedule for phone calls and appointments from AGHOA owners and residents. A discussion followed. Treasurer Liberto made a motion for Kelly to set up a personal schedule. Director Leon seconded the motion. All voted and it passed unanimously.

President Lee stated that Director Kim Kochera has missed numerous meeting and has been very inactive on the Board. According to our bylaws, is a board member missed three meetings, they can be voted off the board by 2/3 votes from the standing board. A discussion followed. President Lee asked for a show of hands of anyone who wished to remove Director Kochera. The removal vote was unanimous to remove Director Kim Kochera from the board. A draft will be submitted for signatures.

President Lee asked if there was any suggestion for a temporary board member to fill in until elections. No suggestion was made.

Treasurer Liberto made a motion to adjourn the meeting. Director Williams seconded the motion. All voted and the meeting ended at 6:56 PM.