**Avant Garde Homeowners Association**

**October 2023 – Board of directors Meeting Minutes**

**November 7, 2023**

The November 7, 2023, Board of Directors Meeting was called to order at 6:04 PM. Present were President Sidney Lee, Treasurer Vincent Liberto, Directors Alfred Keith and Kisha Calix. Also present was Office Manager Kelly DeRocha.

Treasurer Liberto gave the Treasurer’s report. Director Calix motioned to accept the report as read. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee introduced guest, Suzanne Stone. Ms. Stone was questioning the Association’s responsibilities concerning pest control, balconies/patios, and the sidewalks and stairs leading to a unit. The Board explained to Ms. Stone that the Association treats termites and rodents on the exterior of the building only. If Ms. Stone desires interior services, she must contract them herself.

The Board explained that the balcony/patios and steps service the attached unit only and therefore are the responsibility of the unit owner.

Treasurer Liberto made a motion to enter into Executive Session. Director Keith seconded the motion and the meeting entered executive session.

Treasurer Liberto made a motion to exit Executive Session. Director Keith seconded the motion and the meeting exited executive session.

President Lee stated that What’s Up has removed the existing cypress knees in area behind unit 183.

President Lee stated that C.T. Traina has billed up $3,165.46 for a recall on a leak they have previously worked on. The third and most recent leak problem began at the point of repair of the second leak, where the copper fitting broke a the PVC pipe that extended out from the larger PVC pipe. A discussion followed. Director Calix made a motion to pay only half of the invoice. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated the Pro-Tech has not readily been available. It is expected that he will be available to do the website and possibly some other things. This past week the Wi-Fi was out for three days. We had to contact another company to repair the problem. The other company did not charge us for the more thank $600.00 Service Fee from yesterday’s office visit and taking the laptop in for repair. The Guardian Computer Company was recommended to us by The Notary Shoppe and by Lycan Pest Control. It is more of a “keep your office going and functioning strong” on a day to day to basis type of Company. The will evaluate and monitor your systems, their configurations, and equipment will make and keep us more secure. While at the office, they examined the office equipment effected during the office break-in. The oldest desktop computer and printer died that day. The laptop has not let us log in with a password since but instead requires a pin number that we don’t have. Guardian Computers has found a way to salvage the 3-year-old laptop but also offers additional options. A discussion followed. The Board suggested we request a partial contract price and get competitive prices for other companies. Also, send the lap top computer to be repaired at the estimated cost of $110.00.

President Lee stated the homeowner of unit 41 has met with Galland Roofing and we are awaiting a quote to repair the flashing. The homeowner appears pleased with the current plans that are in progress.

President Lee continued, in the last meeting, quotes from Galland Roofing were tabled for units 36- Chimney repair; 22- shingle repairs; 66A-siding repairs, and 108-skylight repair. Treasurer Liberto made a motion to confirm the quotes with Mitchel Foor of Velocity. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that Galland Roofing spoke with unit 233 who complained that they were getting water from the skylight. Galland stated there is no skylight in this unit. The water is coming through the back door / patio area; therefore, the association is not responsible.

President Lee stated Unit 192 is requesting approval for a storm door. The board view photos of the door. Director Calix made a motion to approve the storm door. Director Keith seconded the motion and added that unit 192 should send a picture when the work is completed. All voted and it passed unanimously.

President Lee stated unit 80 is requesting to hold an estate sale. A discussion followed. Director Calix made a motion to approve the estate provided it is limited to the inter of the condo only. All local codes must me followed. Also, the office must be informed of the date and time. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated What’s Up Lawn and Landscaping will increase the cost of their services from $4,150.00 to $4,565.00, a $415.00 monthly effective January 1st of 2024

President Lee stated unit 1 claims that we have damaged a portion of the under carriage of her car by adding a temporary bumper out of painted yellow cement pavers until Herman can finish fashioning a different bumper. She would like the AGHOA to repair her car. A discussion followed. Treasurer Liberto made a motion to request proof that the damage was done by the AGHOA bricks, because there was no scratches or damage on the bricks. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated that a homeowner was inquiring about the extra material that was not used by Velocity that AGHOA is storing. These include various materials, like the downspouts. When they are added to a unit, does the downspout become the property and / or responsibility of the HOA or that of the Homeowner? A discussion followed and the topic was tabled.

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

Director Kratzberg made a motion to adjourn the meeting. Treasurer Liberto seconded the motion. The meeting adjourned at 7:10 PM.