

AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 14, 2023

Directors Present: Linda Cataldi, Bill Mullins, Ann Graham, Robert Horowitz, Rein Mannik
Representing Gulf Breeze Management Services Inc.: Cathy Avenatti, CAM

Linda Cataldi called the meeting to order at 3:01pm and certified that a quorum was established.

PROOF OF NOTICE OF MEETING

Cathy Avenatti certified that the meeting was properly noticed with the agenda posted prior to the meeting.

APPROVAL OF THE PREVIOUS MINUTES

Motion: Bill Mullins made the motion to approve the Board Meeting minutes dated October 23, 2023. Rob Horowitz seconded the motion. All were in favor and the motion passed.

PRESIDENT'S REPORT

- FIGA approved paying the insurance claim. Waiting for the check.
- Volunteers are needed. If you wish to volunteer for a committee, working at the library, etc, contact Linda Cataldi. Treasurer needs help, Website/Communications has an opening.
- There will be a December social.
- Marsha Smith is the Winter Social Chair. Welcome Back party will be in January. Volunteers are needed.
- Golf Cart needs a new home. Please contact Linda Cataldi if you can help.
- Backdoor Fire Escape doors are being left open. If you have a vendor using the door for work in your unit, please confirm that it is securely shut when they are done.

TREASURER'S REPORT

- This meeting is early, October Financials are not ready. They are ready the 20th or 21st working day of the month. Finances are on budget.
- The FIGA award final number has not been confirmed. Waiting for confirmation of final expenses w attorney.
- No Special Assessment will be needed for the roofing project.

DIRECTORS REPORT

Rein Mannik updated everyone on the roof and painting project. The two projects will be done separately. There will be a pre-construction meeting before the project begins.

COMMITTEE REPORTS

Reports from Communications, Clubhouse, Safety, Lakes, Aesthetics, Vent, Building & Grounds and Landscaping were submitted.

MANAGERS REPORT

Cathy Avenatti reported on the open work order report, delinquency report.

HOMEOWNER'S CAN SPEAK ABOUT AGENDA ITEMS

OLD BUSINESS

Pavers

Motion: Bill Mullins made the motion to approve the paver proposal #11081620523 in the amount of \$5218.92. Rein Mannik seconded the motion. All were in favor and the motion passed.

NEW BUSINESS

2024 Budget Adoption

Motion: Bill Mullins made the motion to adopt the 2024 Budget in the amount of \$3350/quarter. Rob Horowitz seconded the motion. All were in favor and the motion passed.

2024 Board Meeting Calendar – The 2024 Board Meeting dates were presented with one update.

Karin's – Overview of the Bidding Process – Carlyson Delgado with Karins gave a brief update on the bidding process for the upcoming projects.

Project Team Research Report – Fred Conforti gave a short report on roofing from the Project Team and they are recommending Advanced Roofing.

Juarez Landscaping Proposals

Motion: Bill Mullins made a motion to approve the following Juarez quotes for new shrubs:

#2026339 - \$4439.50 Building 501

#2026422 - \$3971.50 Building 505

#2026608 - \$4945.50 Building 521

Ann Graham seconded the motion. All were in favor and the quotes above were approved.

Vent Committee – Update on the kitchen vents was given.

ADJOURNMENT

Rein Mannik made a motion to adjourn the meeting at 4:11pm. Ann Graham seconded the motion. All were favor and meeting was adjourned.

Cathy Avenatti, CAM, Property Manager
Avellino Isles Condominium Assoc., Inc.