

Avellino Isles Condominium Association, Inc.

FINAL MINUTES: FOR BOARD MEETING ON MAY 24, 2023 held at 3pm on Zoom.

Board Members present: Linda Cataldi, Bill Mullins, Ann Graham, Robert Horowitz and Rein Mannik.

Directors absent: None

Gulf Breeze Rep: Wendy Traiger, CAM

President Cataldi called the meeting to order at 3:01pm. Rein Mannik joined the meeting at 3:08pm. President verified quorum and notice was posted by George Cox, webmaster.

Approve Minutes – ***Ann Graham moved and Bill Mullins seconded to approve the minutes from the April meeting prepared by Cambridge. All in favor.***

President's Report – Linda Cataldi read her report – see attached. She went over the committee reports that were in the board package.

Treasurer's Report – Bill Mullins gave his report – see attached.

Rein Mannik gave his report.

Brad West, owner, handles the association insurance working with Dave Sumner at Assured Partners. He gave an update regarding the approved Citizens policies. Unfortunately, Dave Sumner was unable to attend the meeting.

Manager's Report – Manager Traiger mentioned the monthly work order report was sent to the board. Meeting with President every Friday at 11am. Learning property history. Called owner with trash cans left outside as they are in violation of the rules. Any delinquent owners will automatically receive a late notice.

Homeowners can speak about any agenda items –

Earl Barnaal said there are areas of pavers lifting along the sidewalk. The President reminded him to only speak about agenda items.

Lou Baviello asked why the Special Members Meeting is July 10, 2023. He also asked why the Association has a golf cart. President also told him to only ask questions about agenda items.

Harold Lubert said something needs to be done at the front gate keypad system as there is always a problem with vendors gaining access and there is a line to get in. He also mentioned there is an owner who always leaves their trash cans out and needs to paint their garage door. He was told to speak with Ann Graham.

Old Business

- a. Light Fixtures (B & G recommendation) **Bill Mullins moved and Rob Horowitz seconded not to vote on this item as it was already handled at a previous meeting. All in favor.**
- b. Other – no items were discussed.

New Business

- a. Special Members Meeting package – **Ann Graham moved and Rein Mannik seconded to approve the package that will be mailed to all owners on June 5th. All in favor.**
- b. Special Members Meeting date and time – **Bill Mullins moved and Ann Graham seconded to set the date of July 24, 2023 at 3pm for the Special Members meeting live and on Zoom. All in favor.** A regular board meeting will follow.
- c. Golf Cart proposal – **Linda Cataldi moved and Ann Graham seconded to accept the proposal from Affordable Golf Carts for \$1,208. All in favor.**
- d. Proposal for Clubhouse Toilets – After some discussion, **Bill Mullins moved to table this item. seconded by Rein Mannik. All in favor.** Rick Feldt to meet with T Parke services and report back to the board at the next meeting.
- e. Tree Trimming Proposal– **Rein Mannik moved and Ann Graham seconded to accept this proposal from Williams Lawn Service for tree trimming at the pool area. All in favor**
- f. Karins Engineering Proposal – **Rein Mannik moved and Rob Horowitz seconded to accept this proposal to prepare a scope of work for the roof and the painting projects, not to exceed \$9,000. All in favor.** This will be paid from Reserves, 50% from roofs and 50% from painting.

Open Discussion

Dwayne stated the Board needs 100 owners to vote in favor to pass the change of building colors and roof color.

Several owners had questions about signing up for the portal in appfolio.

Bill Mullins mentioned discarding your old coupon book. The Centennial bank account will be closed soon. New bank is First Horizon.

Next Meeting: June 26th at 3pm.

Meeting Adjourned: As there was no additional association business to conduct, **a motion was made by Rein Mannik and seconded by Ann Graham, to adjourn at 4:02pm. All in favor.**

Respectively submitted by,

Wendy Traiger, CAM