

**AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**JULY 24, 2023**

Directors Present: Linda Cataldi, Bill Mullins, Ann Graham, Robert Horowitz

Not in attendance: Rein Mannik

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti, CAM and Wendy Traiger, CAM

Linda Cataldi called the meeting to order at 3:26pm and certified that a quorum was established.

**PROOF OF NOTICE OF MEETING**

Wendy Traiger 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 May 24, 2023, meeting minutes. Robert Horowitz seconded the motion. All were in favor and the motion passed.

**PRESIDENT'S REPORT**

Linda Cataldi read her president's report (see attached) along with the committee reports that were in the board packet.

**TREASURER'S REPORT**

Bill Mullins reported that with the Gulf Breeze conversion to Appfolio, financials for May/June are not yet available.

Bill Mullins reported that there is a CD in the amount of \$750K that has matured and reinvested with 5.1% interest.

**DIRECTORS REPORT**

Ann Graham reported on the roofs and painting project. Karins Engineering submitted the RFP for both re-roofing and painting. Four submissions for re-roofing and 3 submissions for painting have been received. The evaluation process began in July. Update will be given at the August Board of Director's meeting.

Robert Horowitz reported the website will be updated with hurricane information. He also reported on the blue/red paper that will be provided at the clubhouse during hurricane season. After a hurricane, owners put blue paper in the window indicating they do not need help. Red paper in the window means they need help.

**MANAGERS REPORT**

Wendy Traiger read her manager's report which reported on the number of delinquencies, hot tub is now repaired, and there are 33 open work orders and 9 closed.

**HOMEOWNER'S CAN SPEAK ABOUT AGENDA ITEMS**

**OLD BUSINESS**

Updated Hurricane Documents

**Motion:** Robert Horowitz made a motion to replace the old hurricane documents with new and updated hurricane documents on the website. Documents will also be e-blasted to all owners with email on file. Ann Graham seconded the motion. All were in favor and the motion passed.

T Parke Plumbing Proposal and Report

Proposal in the amount of \$2817 to replace toilets was submitted to the board for consideration. Work does not need to be done and the proposal/motion died.

**NEW BUSINESS**

Lint Out Proposal for November – Bi yearly exterior dryer vents are cleaned out. The dryer vents will be done this year in November. If owners wish to have the interior done, it will cost \$35 per unit (rate good only on the February days assigned). Flyer will be e-blasted to owners with email on file.

**Motion:** Bill Mullins made the motion to approve the Lint Out proposal #23699 in the amount of \$6151.00. Robert Horowitz seconded the motion. All were in favor and the motion passed.

Juarez Landscaping Proposals

**Motion:** Ann Graham made a motion to approve the Juarez quote #2025768 in the amount of \$6855 for the garage door plantings. Bill Mullins seconded the motion. All were in favor and the motion passed.

**Motion:** Ann Graham made a motion to approve the Juarez quote #2025698 in the amount of \$5923 for the pool walkway. Bill Mullins seconded the motion. All were in favor and the motion passed.

**Motion:** Ann Graham made a motion to approve the Juarez quote #2025676 in the amount of \$3741.50 for Building 506. Bill Mullins seconded the motion. All were in favor and the motion passed.

**Motion:** Ann Graham made a motion to approve the Williams Lawn Service-Tree Division proposal in the amount of \$12,299 to trim 140 trees. Bill Mullins seconded the motion. All were in favor and the motion passed.

**Motion:** Bill Mullins made a motion to approve the Ptolemy Proposal (palm tree health) in the amount of \$7835. Ann Graham seconded the motion. All were in favor and the motion passed.

SIRS Proposal (Structural Integrity Reserve Study)

The SIRS needs to be completed by 12/2024.

**Motion:** Bill Mullins made a motion to approve the Reserve Advisors proposal in the amount of \$1700. Robert Horowitz seconded the motion. All were in favor and the motion passed.

Other

Board Meeting Changes

- Meeting on September 26 (Tuesday) is now September 27 (Wednesday) 3pm
- Meeting on November 20 (Monday) is now November 14 (Tuesday) 3pm (this will be an in-person meeting).

**ADJOURNMENT**

Robert Horowitz made a motion to adjourn the meeting at 4:46pm. Linda Cataldi seconded the motion. All were in favor and meeting was adjourned.

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