

AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 23, 2023

Directors Present: Linda Cataldi, Bill Mullins, Ann Graham, Robert Horowitz,
Director Not In Attendance: 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: Ann Graham made the motion to approve the Board Meeting minutes dated September 27, 2023, and October 16, 2023. Bill Mullins seconded the motion. All were in favor and the motion passed.

PRESIDENT'S REPORT

- The Budget Workshop was held in October and there was a small attendance. The president is encouraging owners to attend the board meetings as there are a lot of business that gets done along with owners find out what is going on within the community.
- There is a social Halloween Party on October 31, from 4:30-6:30. Notice went out about this.
- The Lint Out flyer has gone out to all owners for the February internal cleaning.
- Keys/FOB was found. Please contact President if they were yours.

TREASURER'S REPORT

- September financials were not available at the time the board meeting was held.
- There were 27 participants on the Budget Workshop call. Budget was first reviewed by the Finance Committee before the workshop was held.
- Nine owners are in arrears with the Q4 quarters assessments.

DIRECTORS REPORT

Ann Graham reported that the Roof Project Team is meeting with the two final vendors. After they meet, committee will make a recommendation to the board.

Rob Horowitz reported that at the recent VCA meeting the 2024 budget was adopted. It was \$21,000 more than 2023 which resulted in \$108/unit increase to Avellino Isles.

COMMITTEE REPORTS

Reports from Communications, Clubhouse, Safety and Landscaping were submitted.

MANAGERS REPORT

Cathy Avenatti reported on the open work order report, delinquency report, and that the gate that was damaged by Federal Express has been repaired and reimbursement has been received by Federal Express.

HOMEOWNER'S CAN SPEAK ABOUT AGENDA ITEMS

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OLD BUSINESS

Reserve Study – Bill Mullins reported that the last Reserve Study was done in September 2018. There was a kickoff meeting on October 17th to update the study. The Engineer was on site and looked at the infrastructure, facilities, and assessed the community. She will look at the last study and will update with new a reserve study. The new reserve study will be reviewed by the Finance Committee and then finalized by the board.

Roof Litigation – The final judgment for payment was signed by the Judge. The Board President is waiting on a letter from the attorney. Once received it will be sent to all owners.

NEW BUSINESS

Juarez Landscaping Proposals

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

#2026113 - \$3,965.50 for Building 526

#2026114 - \$3,540.50 for Building 530

#2026115 - \$3,540.50 for Building 534

#2026116 - \$3,965.50 for Building 528

#2026117 - \$3,370.50 for Building 542

#2026193 - \$3,455.50 for Building 546

#2026194 - \$2,022.50 for Building 550

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

Motion: Bill Mullins made a motion to approve the following Juarez quote #2026303 for paver repair to remove tree roots at 546, 584, 562, and 554 in the amount of \$5,525.00. Ann Graham seconded the motion. All were favor and the quote was approved.

Motion: Bill Mullins made a motion to approve the following Juarez quote #2026234 to replace damaged sod in the amount of \$2,835.00. Rob Horowitz seconded the motion. All were in favor and the quote was approved.

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

#2026441 - \$3,805.50 for Building 513

#2026442 - \$3,429.00 for Building 517

#2026425 - \$3,667.50 for Building 509

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

Revised Janitorial Contract

Motion: Bill Mullins made a motion to accept the revised 2024 Janitorial Contract as follows:

November - April (3 days a week)- 2,200.00 vs current 2,500.00 May-October (2 days a week) 1,500.00 vs current 1,850.00 Total annual contract will be 22,200.00 for annual savings of 3,900.00 As an aside in 2022 we were paying 2,500 a month for 3 days a week at an annual total of 30,000 This second negotiation has resulted in total annual savings of 7,800.00 this year. Ann Graham seconded the motion. All were in favor and the motion passed.

Other

November 14th Board of Directors /Budget Adoption Meeting – In Person

ADJOURNMENT

Ann Graham made a motion to adjourn the meeting at 3:49pm. Rob Horowitz seconded the motion. All were favor and meeting was adjourned.

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