

**AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 30, 2023**

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

Linda Cataldi called the meeting to order at 1:08PM 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.

**OLD BUSINESS**

Other Association Business

**NEW BUSINESS**

Presentation from Advance Roofing Company

Advanced came to update the owners on the roofing project.

**Motion:** Bill Mullins made the motion to accept the Advanced Roofing contract with addendum. The document will be sent to AR for legal review. Signature is pending receipt of FIGA funds. Rob Horowitz seconded the motion. Four board members (Bill Mullin, Rob Horowitz, Ann Graham, and Linda Cataldi) voted in favor. Rein Mannik was not in the room at the time and did not vote. The motion passed.

Financial Report for Avellino Roofing Project

FIGA has settled and everything has been signed. The check should be delivered by the end of the year.

Juarez Landscaping Proposals

**Motion:** Bill Mullins made a motion to approve the following Juarez quote for drainage repair: #2026716 - \$9,978.02. Ann Graham seconded the motion. All were in favor and the motion passed.

**Motion:** Bill Mullins made a motion to approve the following Juarez quote for drainage repair: #2026722 - \$8,946.00. Ann Graham seconded the motion. All were in favor and the motion passed.

**Motion:** Bill Mullins made a motion to approve the following Juarez quote for annual flowers: #2026856 - \$2,662.10. Ann Graham seconded the motion. All were in favor and the motion passed.

**Motion:** Bill Mullins made a motion to approve the following Lint Out quote to install metal dryer vents #24185 - \$14,560.00. Rob Horowitz seconded the motion. Four (Bill Mullin, Rob Horowitz, Ann Graham, and Linda Cataldi) were in favor. Rein Mannik was not in favor. The motion passed.

**ADJOURNMENT**

Rob Horowitz made a motion to adjourn the meeting at 1:42pm. Bill Mullins seconded the motion. All were favor and meeting was adjourned.

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