

AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 18, 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 3:03pm 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 November 14, 2023, and November 30, 2023. Rob Horowitz seconded the motion. All were in favor and the motion passed.

PRESIDENT'S REPORT

- The roof money was received on 12/18/2023.
- The Welcome Back Party is scheduled for January 10, 2024.
- The 2024 Annual Meeting is on Monday, January 22, 2024. The social committee is planning on having cookies, etc one hour before the Annual Meeting.
- The next board meeting is on Monday, January 29, 2024.

TREASURER'S REPORT

- The November financial report was given. The association is on target with budget.
- The roof check was deposited into the Wells Fargo money market account with a rate of 5.2%.
- The Finance Committee met on December 12th. The engineering went over the Reserve Study. The Lani framing project was scheduled as a target date for replacement of 2026. It has now been moved to 2031 which is 25 years of useful life. An update to the Reserve Study will be done January/February.
- There is currently \$3.9M in reserves. At this time there will not be a special assessment for the painting, lights, and roof project.

DIRECTORS REPORT

Ann Graham reported that Advanced Roofing is having a legal review of the re-roofing contract and addendum submitted. Elias Brothers is having a legal review of the painting contract and addendums. The painting project will begin in early 2024 and should be completed by June.

COMMITTEE REPORTS

Reports from 7 committees were submitted.

MANAGERS REPORT

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

HOMEOWNER'S CAN SPEAK ABOUT AGENDA ITEMS

OLD BUSINESS

No Old Business to discuss

NEW BUSINESS

Juarez Landscaping quote - #2026887 - \$17,205

Motion: Bill Mullins made a motion to approve the following Juarez quote for mulch. Rob Horowitz seconded the motion. All were in favor and the quotes above were approved.

J&L Geo-Thermal proposal to replace the well pump. This was an emergency repair, and the work has been done.

Motion: Bill Mullins made a motion to approve the J&L Geo-Thermal proposal in the amount of \$2,900. Rob Horowitz seconded the motion. All were in favor and the quote was approved.

Dr. Kool Proposals

Motion: Bill Mullins made a motion to approve the Dr. Kool proposals Q6107 and Q6110 for the common drain line cleaning in January 2024 and August 2024. Both were in the amount of \$2,095. Rob Horowitz seconded the motion. All were in favor and the proposals were approved.

Parking

Parking at the clubhouse is for temporary parking, not for long-term parking. If you have more than 3 vehicles, they must be parked off campus. No trucks are allowed to be parked in the clubhouse parking lot, or in driveways. They are to be put in the garage.

Elias Painting Update

Motion: Ann Graham made the motion to approve contract pending legal review. Rob Horowitz seconded the motion. All were in favor and the motion passed.

Other Avellino Isles Association Business

ADJOURNMENT

Ann Graham made a motion to adjourn the meeting at 3:44pm. Rob Horowitz seconded the motion. All were in favor and meeting was adjourned.

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