

**AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 17, 2024**

Directors Present: Bill Mullins, Ann Graham, Robert Horowitz, and Rick Feldt  
Representing Gulf Breeze Management Services Inc.: Cathy Avenatti, CAM

Cathy Avenatti called the meeting to order at 3:00pm 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:** Rob Horowitz made the motion to approve the Board Meeting minutes dated March 25, 2024. Bill Mullins seconded the motion. All were in favor and the motion passed.

**President's Report**

Housekeeping Reminder

- Homeowner issues with regards to maintenance issues/requests, please put a maintenance request in through Appfolio.

**Treasurer's Report**

**Operating Account**

Roof Repair Litigation	384,486.36
Special Assess 2023 Carryover	173,848.33 - Leftover allocated to roof project
	244,440.37 - Funds applied to 2024 Insurance cost
<b>Total Operating</b>	<b>802,775.06</b>

**Regular Reserves**

Roof Settlement Funds	2,696,347.30
	4,796,047.20

**Total Reserves** **7,492,394.67**

Interest earned year to date is 209,677.23 with 90% of our portfolio earning 5.10% in US Treasury Money Market Accounts

**Income Report**

Currently on target for overall full year budget. We have budget timing variances and line items better than budget offset by line items worse than budget

**Insurance**

We have made great progress in reducing our major annual May insurance renewal premiums thanks to the hard work of David Sumner of Assured Partners and Brad West our Insurance Committee Chair. Here is the 3-year summary:

2022 - 766,201.45

2023 - 657,969.55

2024 - 611,636.35 (Does not include 20,939.25 in finance charges)

May policy was placed with US Coastal which was 61,000 less than the Citizen's renewal quote with a 2% Hurricane deductible vs 3% with Citizens's

The projected full year forecast for Insurance expense vs budget will be calculated when we prepare a full year forecast vs 2024 budget by line item during 2025 draft budget projections meetings.

**2025 Budget**

We will start working on the 2025 budget in the August & September timeframe with Finance Committee meeting scheduled first and then followed by the October Community Workshop meeting.

**Reserve Study Final Results (Reported at March 25 Board meeting and sent out to Community. This portion will not be discussed at this Board meeting)**

Board, Finance Committee and Key Committee Chairs have been involved, provided feedback and reviewed the many revisions of the study. Here is summary of future funding projections vs current funding and the increase forecasted for the January 1, 2025 quarterly payment:

<b>2025 Funding</b>	<b>Annual</b>	<b>Quarterly Payment</b>
Structural Integrity	708,400	
General	204,200	
<b>Total</b>	<b>912,600</b>	<b>1,152.27- Jan 2025</b>
2024 Current Funding	417,000	526.52 (last 6 years)
<b>Increase from 24 to 25</b>	<b>495,600</b>	<b>625.75</b>

Unfortunately, the large increase is attributed to significant inflation related material cost and labor. In addition, our last study was 6 years ago so Board decided not to start another study 3 years ago until the roof litigation was settled to avoid adverse and inaccurate funding projections. Therefore, our reserve funding and quarterly fees have been flat and underestimated for the last 3 years.

This increase in quarterly payment is for reserve funding only and does not include the operating budget increase TBD in October 2024

#### **Director, Committee and Managers Reports**

These reports were given by the Director and Committee Chairs.

#### **NEW BUSINESS**

Adopt Board Resolution Authorizing Electronic Voting and Participation for Association Meetings and Elections

**MOTION:** Bill Mullins made the motion to approve the Resolutions Authorizing Electronic Voting and Participation for Association Meetings and Elections. Rick Feldt seconded the motion. All were in favor and the motion passed.

Approve Agenda for Special Members Meeting; Approve date for Special Members Meeting; Approve Proxy Wording

**MOTION:** Ann Graham made the motion to approve the agenda for the Special Members Meeting; the July 30th date for the meeting; and proxy wording that will be sent out. Rob Horowitz seconded the motion. All were in favor and the motion passed.

Able Inspection Services

**MOTION:** Rob Horowitz made the motion to approve the proposal in the amount of \$3900 for Wind Mitigation reports. Ann Graham seconded the motion. All were in favor and the motion passed.

#### **OLD BUSINESS**

Painting Update – Rick Feldt gave a brief update on the painting project.

Roofing Update – Rick Feldt gave a brief update on the roofing project.

#### **ADJOURNMENT**

Ann Graham made a motion to adjourn the meeting at 3:25pm. Rob Horowitz seconded the motion. All were favor and meeting was adjourned.

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