

Avellino Isles Condominium Association, Inc

Board of Directors Meeting Minutes

April 24, 2023

Held in the Avellino Isles Clubhouse and Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:00 pm.

Notice of Meeting: Notice of the meeting was posted in accordance with FL Statute 718.

Quorum of the Board of Directors: Linda Cataldi, Ann Graham, Bill Mullins and Rein Mannik.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes:

A Motion was made by Rein Mannik to approve the meeting minutes of February 27, 2023 and March 27, 2023 as submitted. The Motion was seconded by Bill Mullins and passed unanimously.

Review of 2022 Financial Audit with Cindy D'Artagnan: Cindy D'Artagnan was present at the Board Meeting via Zoom Online Meetings and provided a general review of the Avellino Isles 2022 audit. It was noted that the Financials for the fiscal year are clean with no findings of impropriety or fraud.

Officer Reports:

President: Linda Cataldi reported on the following items:

- Wendy Traiger of Gulf Breeze Property Management is present at the meeting and will be assuming the position of CAM effective May 1, 2023. Wendy will be present at the Meet and Greet immediately following the Board Meeting.
- Acknowledged that the outer lake level is low and that it will remain low until we start to see rainfall.
- Juarez Landscape began on April 1, 2023 and is doing a great job.
- There is no update on the Insurance Claim for the roofs at this time. A Closed Board Meeting is scheduled with the Attorney on Wednesday.
- Rob Horowitz has been assigned as the Hurricane Coordinator onsite.
- Shelly Singer will assume the role of the Social Committee Chairperson for the summer socials.

Vice President's Report: Rein Mannik reported that they have been working with Karin's Engineering. Rein noted that owners can refer directly to the formal Committee Report posted on the website for the detailed information. It was noted that Karin's is preparing two design manuals, one for the roof project and the second for the paint project.

Treasurer:

Ann Graham reported on the Accounts Payable.

Bill Mullins noted that he is currently awaiting the March financials. Bill noted that the adjusting journal entries provided by Cindy D'Artagnan are being done in the month of March.

Committee Reports – New Owner Welcome: Six Committee Reports were provided to the Board prior to the Board of Directors Meeting. The Committee Reports will be posted on the Avellino Isles website for owner access.

Linda Cataldi provided a short review of the reports provided by the Committees.

Management Report:

Document Rewrite: All three documents were fully reviewed by the committee and notes have been added for consideration in the rewrite process. Wendy will pick up the project going forward.

Pool Signage: Sign proofs were approved by the Board and are in the process of being created.

Dryer Vent Cage Update: The vendor reported that he completed all installations and Heather Keel inspected the buildings. It was noted that significantly more vent covers were replaced than were initially proposed.

Homeowners Comments on Agenda Items Under Old and New Business: Homeowners were provided the opportunity to ask questions or make comments on Agenda Items.

Old Business:

Insurance Update from Brad West: Brad West reported that he is working with the Agent to prepare information to be submitted to Citizens. Additionally, they are working on a renewal in the private market.

Paint Survey Results: The survey was successfully completed. The results of the survey were 55 units in favor of palette C and 71 units in favor of palette D. The Committee continues to prepare information to aid in the presentation of the material alteration to the community.

Hurricane Ian Screen Repairs: The deposit was issued to the vendor and is pending scheduling at this time.

Clubhouse Interior Renovations of Card Room and Library: Bill Mullins reported that in conversations with the Clubhouse Committee and the Social groups that the rooms will undergo an update however the update will be limited to the furniture only. The Clubhouse Committee will prepare a recommendation to submit to the Board of Directors at a future meeting.

2022 Audit Acceptance:

A motion was made by Bill Mullins to accept the 2022 Audit prepared by Cindy D’Artagnan. The Motion was seconded by Ann Graham and passed unanimously.

New Business:

Pure Water Pools – Jet Pump Replacement:

A Motion was made by Bill Mullins to approve the Pure Water Pools replacement of the jet pump at a cost of \$5,475.00 from Reserves. The Motion was seconded by Ann Graham and passed unanimously.

Board Meeting Schedule: It was noted that the Board Meetings for the remainder of the year will be conducted via Zoom.

Adjournment: With no further business to discuss, the meeting was adjourned at 3:48 PM.