

Avellino Isles Condominium Association, Inc

Minutes of the 2022 Annual Members Meeting

January 24, 2022 at 3:00 PM

Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:03 pm.

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

Quorum of the Members: A quorum of the Members was established with 88 Members present via Zoom or by proxy.

Also Present: Heather Keel, CAM and Helen Ferrer of Cambridge Management

Appointment of Inspectors and Certifying of Proxies: With the meeting being held via Zoom Online Meetings and no vote items on the proxy, Helen Ferrer Certified the Proxies.

Approval of Prior Meeting Minutes: Copies of the January 25, 2021 Members Meetings were provided to the Members.

A Motion was made by Rein Mannik to approve the January 25, 2021 Members Meeting Minutes as presented. The Motion was seconded by Steve Sorett and passed unanimously.
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Officer's Reports:

President: None

Vice President: None

Treasurer: Karen Haber indicated she would review the December 2021 Year End Financials once received. An update was provided on the AR process and approval. The November 2021 Financial Statement was reviewed. Total Assets are in the amount of \$4,460,305 as of November 30th for both operating and reserve.

Steve Sorett discussed the issue with American Properties and indicated the Insurance process and protection is in place.

New Business:

Vote Items:

1. Vote on rollover of excess or deficit 2022 Association funds, if any, into the next fiscal operating budget.
Vote passed with 88 in favor, 3 opposed

2. Vote to temporarily borrow from reserves to cover immediate expenses in the event of an emergency such as a Natural Disaster.

Vote passed with 86 in favor, 5 opposed

Announcement of 2022 Board of Directors: There were three seats open for reelection at the 2022 Annual Members Meeting which were previously held by Linda Cataldi, Rein Mannik & Jerry Vincent. Only three eligible Members submitted their intent to run forms which were Linda Cataldi, Rein Mannik and Karen Haber. The 2022 Board of Directors will consist of the following Members: Linda Cataldi, Rein Mannik, Karen Haber, Steve Sorett and Ann Graham. Linda Cataldi, Rein Mannik & Karen Haber are each automatically elected for a two-year term which will expire at the 2024 Annual Meeting.

Old Business: None.

Homeowner Questions: The floor was opened to homeowners for questions and comments. Comments and questions from owners were primarily regarding the gates to Avellino and a question was asked about the Reserve Item on the total assets.

Adjournment: With no further business to discuss, the meeting was adjourned at 3:13 pm.