

Avellino Isles Condominium Association, Inc

Minutes of the 2022 Annual Members Meeting

January 30, 2023 at 3:00 PM

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 mailed and posted in accordance with FL Statute 718.

Quorum of the Members: A quorum of the Members was established with 94 Members present by proxy or in person.

Also Present: Heather Keel, CAM of Cambridge Management

Appointment of Inspectors and Certifying of Proxies: Proxies received prior to the meeting were verified and certified prior to the meeting, proxies received during the sign in were verified as collected.

Approval of Prior Meeting Minutes: Copies of the January 24, 2022 Members Meetings were provided to the Members.

A Motion was made by Rein Mannik to waive the reading and approve the January 24, 2022 Members Meeting Minutes as presented. The Motion was seconded by Marcia Smith and passed unanimously.

Presentation from Brian Cross Regarding Hurricane Irma Insurance Claim: Brian Cross of Goede, Adamczyk and Cross was present at the meeting to provide the community with an update on the Hurricane Irma. Brian Cross announced that the Umpire issued an award on the claim in the amount of \$10,400,000.00 with applicable fees and deductions to be extracted. The funds, while awarded, have not been paid by the Florida Insurance Guarantee Association. Brian Cross noted that additional meetings with the Board of Directors will take place as the claims process proceeds.

Officer's Reports:

President: Linda Cataldi reported on the following items:

- Ann Graham volunteered to serve as the Treasurer of the Community on an interim basis however the Association is seeking a volunteer to full the Office of Treasurer.
- The Association was fortunate during Hurricane Ian with relatively limited damage to the Community.
- Thanked all of the volunteers who aid the Board of Directors and Community by serving on Committees and volunteering their time.

Vice President: Rein Mannik reported on the following items:

- The Roofing Committee has made progress on the roof engineering search and have narrowed the search to two candidates. A recommendation will be forthcoming to the Board of Directors on a potential selection.

- A review of ARC requirements was provided and owners were reminded that ARC applications must be completed and approved prior to the commencement of work that is specified in the Avellino ARC Guidelines.

Treasurer: Ann Graham, Treasurer, introduced Bill Mullins who provided a review of the 2022 fiscal year end financial status of the community. Bill Mullins provided the current amounts held in the Operating and Reserve Accounts. A copy of the yearend financial statement is available to owners upon request or on the Avellino Isles website.

Committee Reports: Committees submitted reports on the items in which their Committee addressed over the past year. Copies of the Committee reports are available on the Avellino Isles Website for review.

New Business:

Vote Items:

1. Vote on rollover of excess or deficit 2023 Association funds, if any, into the next fiscal operating budget. Vote passed with 88 in favor, 3 opposed and 3 non votes. Vote passed.
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 85 in favor, 5 opposed and 4 non votes. Vote passed.

Announcement of 2023 Board of Directors: There were two seats open for reelection at the 2023 Annual Members Meeting which were previously held by Ann Graham and Brad West. Only two eligible Members submitted their intent to run forms which were Ann Graham and Rob Horowitz. The 2023 Board of Directors will consist of the following Members: Linda Cataldi, Rein Mannik, Bill Mullins, Rob Horowitz and Ann Graham.

Old Business:

Brad West was thanked for his volunteerism on the Board of Directors and guidance though the Insurance process.

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 5:13 pm.