

Avellino Isles
Condominium Association, Inc.
Board of Directors Special Meeting
MINUTES: January 15, 2018

Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL 34119

Directors

Five Directors Present: Meridee Ferrin, Fred Brown, Ron Mazzucco, Tom Chorman, and Steve Sorett

Others present: Numerous unit owners attended.

1. **Call to Order...** The meeting was called to order at 1:35 p.m. It was noted that proper advance notice of this Director meeting was provided via posting on the Association Bulletin Board, and an email was also sent to all owners.
2. **Quorum Satisfaction...** Roll call confirmed that all five Directors were present. The Director Quorum requirement was acknowledged as satisfied. The meeting was declared official for conducting business of the Association as was noticed; and, the meeting continued.

3. President's Report...

Hello and Welcome to this Special Board Meeting. We will be discussing and voting on several motions as a prelude to the Annual Members Meeting to be held on January 29, 2018.

Meridee Ferrin, President

4. Old Business...

- A. Replacement of shrubs around AC units and electrical boxes
- B. Addition of Areca palms to finish hedge installed by Venezia Grande
It was noted that Venezia Grande HOA had decided to plant at its own expense a dividing hedge between its community and ours. A small section totally on our property needs to be added to complete the hedge.
- C. Front gate entry
The tabled motion from the December 15, 2017 Board Meeting concerning the potential purchase of (1) A barcode reader for resident entry and (2) security cameras was again discussed.

5. New Business ...

- A. Approve movement of money from our Reserves account to our Operating Budget to cover Hurricane Irma-related expenses

- B. Install brown mulch to match our mulch along the Areca palm hedge

6. Owner/Members Questions and Comments... Several members asked questions and made comments about the various topics discussed by the Board. These included:

- Landscaping – Cost of shrubbery
- Importance of building maintenance
- The lack of a need for security cameras at the front gate
- The existence and need for Reserves
- A special assessment and insurance recovery

7. Board Motions...

The following Motions were duly made, seconded, discussed, and passed by the Board:

Motion 1: Contingent upon approval by the membership by Proxy Vote at the Annual Meeting on January 29, 2018, the Board authorizes the previously approved \$200,000 for cleanup and repair activities resulting from Hurricane Irma to be borrowed from Reserves that will be paid back from insurance settlements and/or a future special assessment by September 25, 2018.

Motion 2: The Board makes available from operating funds up to \$125,000 for additional cleanup and repair activities, including buildings, resulting from Hurricane Irma, with the funds to be replaced from insurance settlements and/or a future special assessment by September 25, 2018.

Motion 3: The Board makes available from Reserves line item #4320, Entry Gate System, up to \$11,000.00 for the installation of a New Barcode Reader for resident entry at the Avellino front gate.

Motion 4: Ability Managment is hereby directed to take no further action regarding 566 Avellino Isles Circle, unit 16302 until February 28, 2018. This direction is intended to and does supersede the contents of the letter sent via certified mail to the unit residents dated January 8, 2018 a copy of which is annexed hereto. The residents shall be notified of this Board action.

The following Motion was duly made, seconded, discussed, and tabled:

Motion 5: The Board authorizes Fred Brown to use the official Avellino email system to respond to the continuous and coordinated attack on the Leadership of the Board (that is, its officers: Meridee Ferrin, Tom Chorman and Fred Brown) during the Candidate Forum on January 8, 2018.

8. Adjournment...

Having no further Association business, a Motion was offered to adjourn the meeting. It was properly seconded and carried unopposed. The meeting adjourned at 2:45 p.m.

Minutes prepared by the Association Secretary,
Fred R. Brown