

Avellino Isles

Condominium Association, Inc

Board of Directors Meeting Minutes

January 24, 2022

Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:21 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, Rein Mannik, Karen Haber & Steve Sorett

Also, Present: Heather Keel, CAM of Cambridge Management & Helen Ferrer, Property Administrator of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of December 13th and the Closed Session Meeting on December 20th were provided to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to waive the reading of the December 13th and the December 20th (Closed Session) meeting minutes and approve them. The Motion was seconded by Ann Graham and passed unanimously.

President's Report: Linda Cataldi provided an update on the items below:

- Heather Keel was thanked for helping at the meetings while out on maternity leave.
- A reminder was made to owners to complete the survey. Owners have one week to send it back.
- The Town Hall Meeting will be held on February 7th at 3pm.
- Notification was received from the Association attorney, Brian Cross, on the roof claim. FIGA will be sending out inspectors on February 1st. They will be using drones and a ladder where needed to inspect the roofs. Tim Rothring with Keys Claims will be onsite with the inspectors.

Vice President's Report: Rein Mannik provided an update on the items below:

- Contractors must be licensed and insured, if working in units.
- Flooring Installation requires ARC approval.
- If any owners are in doubt of what requires ARC approval, please contact Property Management.
- A recommendation for a one way traffic flow will be discussed at the Town Hall Meeting.

Treasurer's Report: Karen Haber provided an update on the below:

- Reviewed the new Appfolio process - work orders, operating and reserve expenses, work log.
- All transfer of information from Tops has not been completed.
- The November 2021 Financial Statement were reviewed.

Committee Reports- New Owner Welcome: Reports were received from the Clubhouse, Landscape, Lakes & Finance Committee, Buildings & Grounds & Social.

- Linda Cataldi thanked all committee members that submitted their Reports.
- Reports will be posted on the Avellino website for owners to have access to.
- All 17 Committees were thanked for their hard work and efforts.

Management Report:

- **Mulch Installation Date:** The project is ongoing and will be finished by the end of the week.
- **Stairwell Repairs Update:** A proposal for the conduit repairs at 518 was received from Pure Electric and will be discussed under New Business.
- **Power washing Update:** Helen Ferrer with Cambridge Management is meeting onsite with Mike Zolidis to inspect all the buildings. Corrections will be made before payment.
- **Appfolio Update:** We are still in the transition process from Tops Software to the Appfolio Portal. We are working to learn all components in the reports, etc. Owners should have received a link to set up their account online.
- **Wet Mop Cleaning Date:** The cleaning will be completed sometime in February; once a date is provided we will notify all the homeowners.
- **2022 Board Meeting Calendar:** The dates were provided to the Board and approved. An email will be sent to the community providing them with this calendar.

Old Business:

- **Insurance Update – Brad West:** An update was provided on the insurance renewals and premium increases. Avellino Isles is covered under the Fidelity Bond.
- **Roofing Update:** None
- **Painting Update:** None
- **Comcast Box – Update by Ann Graham:** None
- **Summit Box – Update by Jerry Vincent:** None
- **Lint Out Dryer Vent Cleaning Proposal:**

A Motion was made by Ann Graham to approve the Lint Out Dryer Vent Cleaning Proposal in the amount of \$5,922.00 for the exterior cleaning. The Motion was seconded by Karen Haber and passes. Rein abstained.

- **Pedestrian Gate Repair Proposal:**

A Motion was made by Rein Mannik to approve the proposal from Naples Welding in the amount of \$722.25 to repair the pedestrian gate and to install a new door handle box. The Motion was seconded by Ann Graham and passes unanimously.

New Business:

- **2022 Board Meeting Dates Approval:**

A Motion was made by Ann Graham to approve the 2022 Board Meeting Dates Calendar. The Motion was seconded by Steve Sorett and passed unanimously.

- **Maria Kuechmann Resignation:** Resigned in December as Treasurer. Linda Cataldi thanked her for her efforts on behalf of the Board.

- **Appointment of Aesthetics Chair – Fred Conforti:**

A Motion was made by Steve Sorett to appoint Fred Conforti as the Aesthetics Committee Chairperson. The Motion was seconded by Rein Mannik and passed unanimously.

- **Appointment of Landscape Chair – Al Lipsetz:**

A Motion was made by Ann Graham to appoint Al Lipsetz as the Landscape Chairperson. The Motion was seconded by Steve Sorett and passed unanimously.

- **New Reserves Procedure:**

A Motion was made by Karen Haber for the Board to approve that various expenses that arise from time to time and which may be allowed for and described as expenses of the Association's Reserve Fund to be approved and paid for from the Association's Operating Funds. Such expense may be reimbursed to the Operating Funds by the Reserve Funds with the approval of the Association's Board of Directors. The Motion was seconded by Steve Sorett and passed unanimously.

- **Leo Jr. Proposal – Drainage Issue Between 588/592:**

A Motion was made by Rein Mannik to approve the Leo Jr. Proposal # 204710 in the amount of \$6,988.00 for the drainage issues between 588/592. The Motion was seconded by Steve Sorett and passed unanimously.

- **Elias Brother's Invoice Approval – Unit 16301:** The removal of the tile is a homeowner responsibility. The Association will pay the invoice and the homeowner will be invoiced for the reimbursement of the tile removal.

A Motion was made by Karen Haber to approve the payment of the Elias Brother's Invoice # 13253 in the amount of \$13,698.00 as a Reserve Expense. The homeowner will be responsible for the removal of the tile. The Motion was seconded by Steve Sorett and passed unanimously.

- **Leo Jr. Proposal – Front Entry Outside Gate:**

A Motion was made by Rein Mannik to approve Leo Jr. Proposal # 20042 in the amount of \$972.50 plus the \$95.00 a month maintenance increase on Landscape Maintenance Contract. The Motion was seconded by Ann Graham and passed unanimously.

- **Architectural Fountains Proposals:**

A Motion was made by Ann Graham to approve the Architectural Fountains proposal for the Pump Replacement in Outer Lake Fountain #5 in the amount of \$5,069.00 to be paid from Reserves. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Steve Sorett to approve the Architectural Fountains proposal for the bulb replacements in the six Inner Lake Fountains in the amount of \$5,500. Each fountain will have four working lights instead of six. A

price adjustment will be made because of this change. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Rein Mannik to approve the Architectural Fountains proposal in the amount of \$13,200.00 for the replacement of the 6 outer lake fountain lights (Lake 18) with credit of duplication of work for the pump replacement. The Motion was seconded by Steve Sorett and passed unanimously.

- **Other:** A discussion was held by the Board on considering the change in the timer for the lights at the grill area which are currently on for 15 minutes. The Board would like to keep the timer as is.

A Motion was made by Rein Mannik to approve the proposal from Pure Electric in the amount of \$1,452.32 for the replacement of the conduit at 518. The Motion was seconded by Ann Graham. All in Favor minus Steve Sorett due to dropped call.

A Motion was made by Ann Graham to approve Invoice # 12212101E in the amount of \$2,734.00 for the pump replacement of Inner Lake Fountain # 1 to be paid from Reserves. The Motion was seconded by Karen Haber. All in Favor minus Steve Sorett due to dropped call.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:57pm.