

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

February 22, 2021

Conducted Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:04 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 and Margo Vincent

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Organizational Meeting Minutes of the January 25, 2021 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Rein Mannik to waive the reading of the minutes and approve them. The Motion was seconded by Ann Graham and passed unanimously.

President's Report: Linda Cataldi provided an update on several items such as the progress with the #9-101 unit.

Vice President's Report: Rein Mannik provided an update on the RFP for the Roofing /Painting Project.

Financial Report by Adam Monks: Adam reviewed the January 2021 Financials and indicated they are in good condition.

A Motion was made by Ann Graham to move the Non-Annual/ Non-Discretionary Reserves balance of \$44,000 to the Operating Fund. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Ann Graham to reclassify the expense to come from GL Account 2015 and instruct Landscape Committee to use \$5,000. The Motion was seconded by Rein Mannik and passed unanimously.

Committee Reports- New Owner Welcome: The committees were thanked for providing reports and Linda Cataldi Welcomed all new owners.

Management Report:

- a. **Update on Trafford Pressure Cleaning Due to Hydraulic Spill by Leo Jr:** Trafford has applied the first treatment and it may take up to 4 treatments.
- b. **Update on Water Damage in Fire Escape Stairwells:** Watermark checked the stairwells and each of them is different. The issue is with the threshold. Proposals have been requested.
- c. **Leaks in Land Fountains:** Water level dropped in many of the fountains as a result of the seals being cracked causing a leak in each fountain. John with Architectural Fountains will be making the repairs

- d. **Document Rewrite Discussion:** Documents are 17 years old and a proposal to rewrite the Declarations & Bylaws has been requested from Goede Adamzyk.
- e. **Other:** Annual Fire Sprinkler Inspections were completed in 6 hours all in one day.

Old Business:

Light Fixture Discussion: A discussion was held by the Board and Committee on the painting or replacement of the 608 light fixtures throughout the community. The discussion was tabled to the next meeting.

New Business:

Appointment of Association Treasurer – Maria Kuechmann

A Motion was made by Rein Mannik to appoint Maria Kuechmann to the position of Treasurer as a Non-Board Member. The Motion was seconded by Margo Vincent and passed.

A Motion was made by Ann Graham to update the Bank Signature Cards with the, President, Treasurer, and Property Manager as signers. The Motion was seconded by Margo Vincent and passed.

Inner Lake Auto Refill Proposal:

A Motion was made by Margo Vincent to approve the proposal from Architectural Fountains for the inner lake autofill. The Motion was seconded by Rein Mannik and passed unanimously.

Pool Deck Fountain Pump Replacement:

A Motion was made by Ann Graham to approve the Pure Water Pools proposal to install a new pump for the deck fountains paid from Reserve Funds. The Motion was seconded by Margo Vincent and passed unanimously.

Pedestrian Gate Damage Discussion: A discussion was held, and it was decided to leave the pedestrian gate as is and not repair it for now and to keep monitoring it.

2021 Board Meeting Calendar:

A Motion was made by Ann Graham to approve the 2021 Board Calendar. The Motion was seconded by Margo Vincent and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:22pm.