

# *Avellino Isles Condominium Association, Inc*

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## **Board of Directors' Meeting Minutes**

February 12, 2019 at 2:03 PM  
Avellino Isles Clubhouse  
595 Avellino Isles Circle, Naples, FL

**Call to Order:** The Meeting was called to order at 2:03 pm.

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

**Quorum of the Board of Directors:** Rein Mannik, Steve Sorett, Ron Mazzucco, Margo Vincent and Ann Graham.

**Also Present:** Heather Keel, CAM via teleconference and Lee-Ann Bosch of GADC

### **Old Business:**

**9-101:** Lee-Ann Bosch and Steve Sorett provided an update of status of unit 9-101. Bank of America has filed a Foreclosure Action on the unit and Management was served that Foreclosure Summons on February 12, 2019. The Attorney will respond to the Foreclosure action on behalf of Avellino Isles and will work to expedite the Bank Foreclosure. In addition, the Attorney will continue to work Collier County Code Enforcement with regard to the mold in the unit and addressing that situation directly.

### **New Business:**

#### **Open Deck / Sun Deck – Resolution regarding tile installation:**

A Motion was made by Steve Sorett that as a result of water intrusion issues on the open decks caused by and covered up by the installation of tile, the Board requires that no tile will be permitted to be installed on all those decks that have received a new water proofing system. If it becomes necessary to remove tile from those units that still have tile and provide a new water proofing system, no tile will be permitted to be installed. All sundecks (adjacent to the enclosed lanais) on the 3 story units will be treated as open decks and no tile will be permitted to be installed. The Motion was seconded by Rein Mannik and passed unanimously.

**Clubhouse Renovation Project:** The Clubhouse Committee has been working to provide a renovation plan to the Board of Directors for consideration in the renovation and updating of the clubhouse in 2019. The committee has met with several designers and has settled on one that will provide the initial mark up and design at a cost of \$8100.00.

A Motion was made by Steve Sorett to approve the expenditure of \$8100.00 to Wegman for the initial design to be presented to the members at the 2019 Annual Members Meeting. The Motion was seconded by Rein Mannik and passed unanimously.

**Clubhouse Access For Realtors:** Many realtors have contacted management with regard to access to the clubhouse during showings. Management has requested that the Board of Directors consider opening the clubhouse during specific hours to address this.

A Motion was made by Margo Vincent to open the clubhouse Monday through Saturday between the hours of 9:00 am and 11:00 am and on Sunday between the hours of noon and 4:00 pm. The Motion was seconded by Rein Mannik and passed unanimously.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 5:02pm.