

# *Avellino Isles Condominium Association, Inc*

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

February 24, 2020

Avellino Isles Clubhouse - 595 Avellino Isles Cir., Naples, FL

**Call to Order:** The Meeting was called to order at 3:02 pm.

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

**Quorum of the Board of Directors:** Steve Sorett, Ann Graham, Margo Vincent, Linda Cataldi & Rein Mannik.

**Also, Present:** Heather Keel, CAM of Cambridge Management

**Approval of Prior Meeting Minutes:** Copies of the Meeting Minutes from the January 27, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Margo Vincent to waive the reading of the minutes and approve them as submitted with noted changes. The Motion was seconded by Ann Graham and passed unanimously.

### **Management Report:**

- The Land Fountains were all shocked & cleaned.
- The Emergency Stairwells will be cleaned after the doors that require attention are repaired.

**President's Report:** Steve Sorett reported on the following items.

- Mike Zolidis was presented as the Chair of the Buildings & Grounds Committee.
- Update on Summit Installation was provided.
- Steve provided an update on the Roof Claim Status.

**Treasurer's Report:** John Dobra reviewed the prior month financials. The full Treasurer report is available on the website for further review.

A Motion was made by Steve Sorett to approve the transfer of funds in the amount of \$33,114.83 from account 2080 (Deferred Owner Assessments) to a new account 5015 (Reserves Discretionary-Landscape). The Motion was seconded by Linda Cataldi and passed unanimously.

A Motion was made by Steve Sorett to approve the transfer of funds in the amount of \$44,464.95 from account 5530 (Owner's Equity – Beginning of Year) to a new account 5016 (Reserves Discretionary – Non-Annual Expenses). The Motion was seconded by Linda Cataldi and passed unanimously.

### **Committee Reports:**

- **ARC Committee** – None
- **Landscape Committee** – Margo Vincent presented estimates for Board approval.

A Motion was made by Margo Vincent to approve (9) Leo Jr. Proposals 2020126, 2020127, 2020130, 2020131 and 2020132, 2020133, 2020134, 2020135, & 2020136 in the total amount of \$1,846.00. The Motion was seconded by Ann Graham and passes unanimously.

- **Lakes and Fountains-** Margo Vincent provided a general review of the condition of the lakes.
- **Building / Structural Committee-** None
- **Legal-** Unit # 9-101 – Bank has it in Foreclosure. Trial date will be over the summer.
- **Clubhouse Committee–** Rick Feldt gave an update on the pool temperature. Also, provided was an update on the security cameras- all finished except for fiber at front gate.
- **Social/Welcoming Committee** – A review of upcoming social events was provided by Lynn Hawkins.
- **Communication-** Jane Moore provided a short update on a few changes on the front page of the website.
- **Safety Committee** – Rick Feldt noted that currently the primary focus of the Committee is to find ways to reduce speeding within the Community.
- **Insurance** – All insurance policies have been renewed.
- **Governance** - None

A Motion was made by Linda Cataldi to approve the January 27, 2020 Rules and Regulation Update for use effective immediately. The Motion was seconded by Margo Vincent and passed unanimously.

- **Welcome** – Bill Morgan noted that a new process is being put in place to welcome to members to the Community.

#### **Old Business:**

- **HVAC Agreements** - A standardized protocol for any AC work in the community is being put together. A BID has been requested from a few companies in search for the best deal in Maintenance & Parts.
- **Clubhouse Grills** – All grills are currently in working and functioning properly.
- **Numbering of Rear of Buildings:** 3 story buildings done, waiting on 2 stories to be completed.
- **Oil Stain on Roadway:** Trafford Pressure Cleaning completed the microbial cleaning.

A Motion was made by Steve Sorett to approve the Leo Jr. proposal to clean out 39 valve boxes and 6 that need to be built. The Motion was seconded by Margo Vincent and passed unanimously.

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