

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

March 12, 2018 at 3:00 PM
Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL

Call to Order / Certify Quorum: The meeting was called to order by Ron Mazzucco at 3:00 pm.

A Quorum of the Board of Directors was established with the following Board Members present: Ron Mazzucco, Bob Iorii, Rein Mannik and Margo Vincent.

Also Present: Adam Monk, Treasurer and Heather Keel of Cambridge Management.

Proof of Notice: Notice was posted in accordance w/ FL Statute.

President's Report: Ron Mazzucco provided a general review of the meeting and the meeting will be run. Ron noted that the purpose of the meeting is to discuss the Hurricane restoration expenses and plan of action for restoration.

Old Business:

Front Gate and Access System Repair/Replacement:

A Motion was made by Rein Mannik to approve the modification of the left hand entry gate in order to reduce its length to accommodate the entry width without interfering with the right hand gate at a cost of \$750.00. The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Rein Mannik enter into an annual preventative 'gate system maintenance agreement' with New IQ which will consist of a monthly inspection, verification of the gate system and administration of the RFID and Tele-Entry control system at a cost of \$1,280.00 The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Rein Mannik to purchase and install a HID Card Reader which will allow Owners to gain entry utilizing either a HID Proximity Card or HID Proximity Key Fob at a cost of \$235.00 The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Rein Mannik to permit the pre-purchase of 100 HID Proximity Cards at \$3.95 each and 100 proximity fobs at a cost of \$6.75 each. The total cost is \$1,070. The Motion was seconded by Margo Vincent and passed unanimously.

Clubhouse Window Tinting: The clubhouse committee previously presented their proposal to have the clubhouse main room windows tinted. Their recommendation was to move forward with Distinctive Tinting.

A Motion was made by Ron Mazzucco to approve the window tinting estimate provided by Distinctive Tinting at a cost of \$2,216.00. The Motion was seconded by Rein Mannik and passed unanimously.

Front Entry Lights: Margo Vincent did a visual presentation of the plan to restore the front entrance lights. A total of nine of the eleven fixtures can be repaired. After the presentation the following Motion resulted.

A Motion was made by Margo Vincent to repair and reinstall the existing nine light fixtures at a cost of \$1,800.00. The Motion was seconded by Rein Mannik and passed unanimously.

Town Hall:

A full presentation of the findings of the Board of Directors and Management was presented to those present. Adam Monk reviewed the incurred costs and costs in which proposals had been received. Heather Keel, CAM reviewed the known interior damages as provided by Ability Management. The known unknowns that cannot be fully determined at this time was also reviewed, such as additional roof leaks (two new leaks reported in the past week, gutter damages reported in the last week, stucco repairs, etc.).

Homeowners were given the opportunity throughout the meeting to voice their questions and concerns on each topic.

The next meeting that is scheduled is March 26, 2018 at 3:00 PM.

Adjournment: With all business complete, motion to adjourn was approved by all and the meeting ended at 5:12 pm.