

Avellino Isles Condominium Association, Inc

Minutes of the Special Members Meeting

March 25, 2019 at 3:00 PM

Avellino Isles Clubhouse

595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 3:07 pm.

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

Quorum of the Members: A quorum of the Members was established with 141 Members present in person or by proxy.

Also Present: Heather Keel, CAM, Autumn Hiles and Helen Ferrer of Cambridge Management

The Members present were made advised that the meeting was being videotaped and recorded by a homeowner that submitted the request prior to the meeting date.

Certifying of Proxies: It was noted that due to the fact that Ron Mazzucco could not be present and he was listed as the proxyholder on the proxies that were mailed to the residents of the community, a substitution of proxy was drafted and signed in which the duties of the proxyholder on the proxies was transferred to Steve Sorett who is present at the meeting.

Approval of Prior Meeting Minutes: Copies of the January 28, 2019 Annual Members Meetings were provided to the Members.

A Motion was made by Rick Horner to approve the January 28, 2019 Annual Members Meeting Minutes as presented. The Motion was seconded by Marsha Goldstein and passed unanimously.

New Business:

Clubhouse Renovation Project: Rick Feldt provided a recap of the previous townhall meeting regarding the proposed Clubhouse Renovation Project. The project has been a significant undertaking for the Clubhouse Committee and the presentation to the membership has been more than two years in the making.

With two items presented on the proxy to the Membership, the counting of the votes commenced. As a result of the high membership turnout in person and by proxy, the Special Members meeting was temporarily suspended at 3:14pm so the votes could be counted and allow the Board of Directors Meeting to commence.

The Special Members Meeting was recalled to order at 4:30pm after the proxy votes had been counted and confirmed.

Proxy Vote Items:

- 1) **Vote to approve the Clubhouse Update, in accordance to Section 11.6 of the Avellino Isles Declaration of Condominium, in which a simple majority of the membership must approve a Material Alteration to the Common Elements.** The vote passed with 120 Members in Favor, 20 Members Opposed and 1 Abstention.
- 2) **Vote to approve the Amendment to Article 12, Section 12.1 and Article 12, Section 12.2(d) of the Avellino Isles Declaration.** A copy of the proposed Amendment was provided to all Members in the notice of the meeting that was mailed per FL Statute 718. The vote passed with 129 Members in Favor, 11 Members Opposed and 1 Abstention.

Homeowner Questions or Comments: Homeowners were provided an opportunity to speak on the Agenda items.

- 1) A homeowner asked about the impact of the Clubhouse Renovation Project on the Association's Annual Budget. *It was noted that there is a Reserve Line for the renovation of the Clubhouse and that the expenses associated will be paid for from that line.*
- 2) A representative of the Developer Owned Units spoke regarding the Amendment to the Avellino Isles Declaration Article 12, Section 12.1 and 12.2(d) that was presented to the Membership and passed.
- 3) A representative of unit 12-102 spoke regarding his displeasure in the Amendment to the Avellino Isles Declaration Article 12, Section 12.1 and 12.2(d) that was presented to the Membership and passed.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:54pm.