

Avellino Isles Condominium Association, Inc

Board of Directors Meeting Minutes

March 28, 2022

Held at the Avellino Isles Clubhouse

595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 3:06 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 & Bill Mullins. Karen Haber was not present.

Also, Present: Heather Keel, CAM of Cambridge Management & Helen Ferrer, Property Administrator of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of February 28th were provided to the Board of Directors in advance of the meeting.

A Motion was made by Karen Haber to waive the reading of the February 28 th meeting minutes and approve them. The Motion was seconded by Rein Mannik and passed unanimously.

Officer Reports:

President: Linda provided an update on the Roof Claim. She advised the community that a Case Management Conference has been scheduled with the judge for April 29th. A reminder was made to the residents that Shelly Singer will be overseeing the kitchen external exhaust vent project.

Vice President: Rein Mannik spoke about the situation in Ukraine & Russia. He encouraged owners to donate to the Ukraine Relief Effort.

Treasurer: Bill Mullins reviewed the December 2021 Year End Financials. He reported that he is still waiting for the January & February 2022 Financials. The Finance Committee met with our accountant, Cindy D'Artagnon. She does our yearly audit.

Committee Reports – New Owner Welcome:

- Reports were received from the Clubhouse, Welcome & Lakes Committees. No new homeowners were recognized this month.
- Jane Moore is working on getting the Solitude tadpole proposal so that we can treat the inner lake before we have cane toads.

Management Report:

- **Document Rewrite:** The redline draft is expected in the next two weeks. Volunteers will review the draft, and then it will be presented to the membership at the 2023 Annual Members Meeting.
- **Rules and Regulations Update:** There have been many complaints this season with regards to homeowners remodeling units and contractors making excessive noise. The Board will be addressing this topic at future meetings.
- **Downspout Drainage Line Inspection and Update:** A meeting was scheduled with Leo Jr. to meet Heather Keel and Linda Cataldi on Friday, April 1st to review the findings of the survey.
- **Pedestrian Gate Repair Update:** A proposal was requested from Naples Welding to make the latch recently installed blend in with the gate. Pending receipt of proposal.
- **Building 575 – Electrical Wire Break – Non- Working Exterior Light Fixtures:** Pure Electric is coordinating with owners in #202 sometime this week to cut the holes in the drywall and locate the non-functional wire.
- **Update on Violation Inspection:** Inspections were conducted. Violation letters will be sent to the homeowners. In some buildings, it is hard to tell which unit has the violation. In this case, all homeowners will be notified.
- **Midge Fly Treatment Conducted by Vineyards:** Treatment was done three weeks ago. Another treatment is scheduled in the next few weeks.
- **Lake 18 Fountain Lights (Outer Lake):** Architectural Fountains has made progress in replacing the lights in most of the outer lake fountains, but they are still missing a few.
- **Entrance/Exit Gate – Postpone any Action:** During the roofing project gates will need to remain open, so the subject has been tabled.
- **Update on Rodent Investigation:** Three vendors have been out to the units to investigate and each with varying opinions. At this time, we are reaching out to two additional vendors.

Old Business:

- **Leo Jr. Proposals 20941 and 20940:**

A Motion was made by Rein Mannik to approve the Leo Jr. Proposal #20941 in the amount of \$1,005.00 for tree trimming that will help with rodent control. The Motion was seconded by Bill Mullins and passed unanimously.

A Motion was made by Ann Graham to approve the Leo Jr. Proposal #20940 in the amount of \$5,540.00 to secure the terminal end of the downspouts so as to allow water to free flow out but not allow anything in the pipes. The Motion was seconded by Bill Mullins. Rein Opposed. Vote Passes with Bill Mullins, Linda Cataldi & Ann Graham in Favor.

- **Alford Proposals 19302 and 19201:**

A Motion was made by Ann Graham to approve the Alford Wildlife Proposal #5411 in the amount of \$400.00 at 584 - #19302 for trapping, and Proposal #5412 in the amount of \$900.00 for 584 - #19201 for

the trapping and exclusion. No insulation costs were approved. The Motion was seconded by Bill Mullins and passed unanimously.

A Motion was made by Bill Mullins to authorize Heather Keel of Cambridge Management to request a proposal with a max of \$13,000 from Alford Wildlife for the trapping and sealing of the openings on all buildings. The Motion was seconded by Rein Mannik and passed unanimously.

New Business:

- **Advanced Air Clubhouse AC Maintenance Contract:**

A Motion was made by Rein Mannik for the approval of the Annual Cool Club Contract with Advanced Air in the amount of \$1,800.00. The Motion was seconded by Bill Mullins and passed unanimously.,

- **Kazar Proposal:**

A Motion was made by Ann Graham to approve the Kazar Fire Sprinkler deficiencies quote in the amount of \$2,365.00. The Motion was seconded by Rein Mannik and passed unanimously.

- **Land Fountain Light Replacement:** A proposal was requested from Architectural Fountains for the replacement of the land fountain lights. There are 9 total fountains with lights in them. The proposals requested are to replace the burnt out bulbs and or to convert them to LED.
- **Proposal for Building Numbers Project:** Fred Conforti spoke about the buildings numbers not being visible at night, as well as the unit numbers. Fred Conforti recommended testing LED Solar Power Lights with buildings numbers. Bill Mullins suggested testing two different number systems. It was determined that we would test with the LED Solar Power Lights Fred Conforti recommended and one other kind of sign (similar to ones used in Vista Point). Fred Conforti will email the details to management for the purchase of the lights.

Other:

- **Wind Mitigation Report:**

A Motion was made by Rein Mannik to approve requesting an updated Wind Mitigation Inspection Report to be conducted for each building not to exceed a total of \$4,000.00 to be paid from contingency funds. The Motion was seconded by Ann Graham and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:44pm.