

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

March 29, 2021

Conducted Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:05 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, Margo Vincent and Steve Sorett

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of the February 22, 2021 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. The Motion was seconded by Ann Graham and passed unanimously.
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President's Report: Linda Cataldi provided an update on several items such as the progress with the #9-101 unit.

Vice President's Report: Rein Mannik reported on the recent Open Deck water intrusions.

Financial Report by Maria Kuechmann and Adam Monks: Adam reported on the Insurance Proceeds and Financials. Maria Kuechmann reviewed the February 2021 Financials and indicated they are on track with the budget.

Insurance Overview by Brad West: Brad briefly reviewed our 2021 Insurance Policies.

Committee Reports- New Owner Welcome: The committees were thanked for providing their reports and Linda Cataldi Welcomed all new owners.

Management Report:

- a. **Fire Staircases – Threshold Repairs:** An estimate was provided by Watermark for as needed repairs. The worst fire staircases are at building 518 / Units #4201 & #4301.
- b. **Trafford Pressure Cleaning – Update on Oil Stain Treatments:** The 4th and Final treatment was applied on March 24th.
- c. **Document Rewrite:** GOEDE Adamczyk's office provided us with two options.
- d. **Fire Inspection Report:** The Annual Sprinkle Inspections were completed in one day with zero deficiencies found.
- e. **New Pool Rule Sign:** Pending

Old Business:

Building Light Fixtures: Tabled until the Roof and Painting Projects.

New Business:

- a. Reserve Expenditures – New Waterproofing for Two Decks at 11-201:** Rein Mannik reviewed the pricing from Elias Brother's for the Waterproofing of both decks.

A Motion was made by Ann Graham to approve Elias Brother's Invoice #12784 in the amount \$16,210.00 for the repairs at #11-201 to be paid from Reserves. The Motion was seconded by Margo Vincent and passed.

i. Approval of Waterproofing Invoice for 13-201

A Motion was made by Ann Graham to approve Elias Brother's Invoice #12729 in the amount of \$2,800.00 for the repairs at #13-201 to be paid from Reserves. The Motion was seconded by Margo Vincent and passed.

- b. Social Committee April Cocktail Party:** Lynn Hawkins proposed a Poolside Cocktail Party.

c. Clubhouse Reservations:

A Motion was made by Ann Graham to open the clubhouse for Reservations with 6-20 residents effective March 29, 2021. The Motion was seconded by Steve Sorett and passed.

A Motion was made by Linda Cataldi to approve Clubhouse Social events with a max of 30 people in the great room. The Motion was seconded by Ann Graham and passed.

- d. Water Proofing Land Fountains:** Rein Mannik will be meeting with Elias Brother's onsite to discuss coating options for the leaking fountains.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:26pm.