

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

April 8, 2019 at 2:00 PM
Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 2:02 pm.

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

Quorum of the Board of Directors: Steve Sorett, Ron Mazzucco, Margo Vincent and Ann Graham.

Also Present: Heather Keel, CAM

Old Business: None

New Business:

Levy a Fine for Unit 12-102 For Violation of Declaration: The Association has a log of violations for this unit that currently has 47 known violations. The unit owner has been notified numerous times of the violation and continues to violate the Association Documents.

A Motion was made by Ron Mazzucco find that unit owner 550 Avellino Isles, LLC has committed 32 days of violation of Section 12.2(B) of the Declaration of Condominium due to unauthorized occupancies by allowing non-owner occupancies in the unit without the presence of the unit owner. I move to levy fines in the amount of \$100 per day, or a total of \$3,200 (32 days x \$100), and a suspension of all access codes and proximity gate cards/stickers with the exception of 1 proximity gate card and provided the gate monitoring vendor allows access to this unit owner and their tenants, guests, invitees and licensees. I further move that the above fine and suspensions be forwarded to the Association's fine committee for final approval. The Motion was seconded by Anne Graham and passed unanimously.

Board Adoption of Pool Rules to Limit Number of Guests:

A Motion was made by Steve Sorett to adopt a new Pool Rule that limits no more than six (6) total guests per day that may accompany a tenant or unaccompanied guest of an owner, as applicable, in the pool and grill area. In the event of a first violation the unit would be suspended for one week from Amenities use, thirty days suspension for a second violation and six months for a third violation. The Motion was seconded by Margo Vincent and passed unanimously.

Cintas Repairs: Annual Inspection completed and proposal received. Association will contract with Cintas to have the noted deficiencies corrected and bill the expense back to the unit owner.

A Motion was made by Steve Sorett to authorize Heather Keel to have the work completed by Cintas and bill the owners back for the financial costs associated with the repair. The Motion was seconded by Margo Vincent and passed unanimously.

Homeowner Check List: Michael Goldstein presented the 'Going Away Checklist' to the Board of Directors. The Board of Directors authorizes the distribution of the document and the addition of the document to the website.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:00 pm.