

Avellino Isles Condominium Association, Inc

Board of Directors Meeting Minutes

April 25, 2022

Held at the Avellino Isles Clubhouse

595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 3:00 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.

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 March 21, 2022 Closed Session Board Meeting and the March 28, 2022 Board Meeting were provided to the Board of Directors in advance of the meeting.

A Motion was made by Rein Mannik to waive the reading of both sets of meeting minutes and approve them. The Motion was seconded by Bill Mullins and passed unanimously.

Officer Reports:

President:

- Linda Cataldi reported that a Case Management Conference has been scheduled for the end of this week with the judge to get us back on track with the appraisal process.
- Insurance policies for the buildings are renewing in May.
- Volunteers Chairpeople are still needed for Building & Grounds and Summer Social.
- Today, new owner name tags are on entry table in the hall so homeowners can pick them up.

Vice President: Rein Mannik spoke about the situation in Ukraine & Russia. He thanked those residents that donated to the Ukrainian Relief program.

Treasurer: Karen Haber reported there have been no Financials since December 2021 Year End due to difficulties with the AppFolio conversion.

Committee Reports – New Owner Welcome:

- Reports were received from the Landscape, Welcome, Clubhouse, Aesthetics, Lakes & Finance Committees.
- Linda Cataldi welcomed the two new owners that moved in this April, Catherine & Bryan Eger in #29-201 and the Nazarko Family in #38-201.

Management Report:

- **Document Rewrite – Red Line Draft:** The draft has been received. A meeting with the committee will be scheduled to begin the process.
Rules and Regulations Update – Addition of Contractor and Remodel Rules: The Board is considering adding language into the Rules to restrict Contractor workdays and times during owner remodeling.
- **Building 575 – Electrical Wire Break – Non-Working Exterior Light Fixtures:** Pure Electric has located the shortened wire in the walls of #102 & #202. Watermark will be scheduling the drywall repairs in #102 & #202.
- **Update on Violation Inspection:** There are 11 buildings with violations. Most violations are in the common area; in that case, all unit owners in that building with a violation will be emailed. The Association's Attorney indicated that after 30 days of providing owners notice of the violation, the Association has the right to remove the items and dispose of them.
- **Update on Attic Issues:** A brief discussion was held on the rodent situation in the units. Several pest control companies were out to the units that were suspected to have a rodent problem and different opinions were received. Therefore, we have contacted an investigator from the Department of Agriculture and Consumer Affairs to help us confirm whether there is a rat or frog issue in the units. It was noted that no rats have been caught in any of the traps.
- **Update on Wind Mitigation Inspection:** We are waiting on a scheduled date for the inspection. Access to units will not be required as the inspector uses a drone over the roofs.
- **Update on Dryer Vent Cover Replacements – Where Missing:** Lint Out Dryer Vent charges \$75.00 per individual vent and Pelican Builders charges \$60.00. The Board had a brief discussion and decided to have Pelican Builders inventory how many vents are missing and then proceed with replacing the vents.
- **Decrease in Seasonal Dedicate Office Hours:** Management recommends one day onsite and one in the office. On May 1st, the office hours typically get reduced from 3 days to 2 days.
- **Pool Furniture – Summer/Hurricane Season Storage:** Move half of the pool furniture onto the side of the clubhouse .
- **Building Address Signage Update:** An email was sent last week for the alternative building address signage. Reflective number signs will be ordered.

Old Business: None

New Business:

- **Clubhouse Reservation Cleaning Fee:** The Board had a discussion regarding the addition of a mandatory cleaning fee to the Clubhouse Reservation Contract

A Motion was made by Bill Mullins to add a cleaning fee of \$250 to the Clubhouse Reservation Contract in addition to the Reservation Fee of \$250. The Motion was seconded by Karen Haber and passed unanimously.

- **Downspout Drainage Line Inspection:** 8% of the drains are blocked or clogged. The 11 buildings affected are listed on the proposal from Leo. Jr.
- **Leo Jr. Proposal 20928 – Blocked Drainage**

A Motion was made by Ann Graham to approve Leo Jr. Proposal 20928 in the amount of \$12,650.00 to be paid from the Buildings & Grounds (Pavers & Drainage Budget). The Motion was seconded by Karen Haber and passed unanimously.

- **Leo Jr. Proposal 20927 - Replacement of Drainage Boxes**

A Motion was made by Rein Mannik to approve Leo Jr. Proposal 20927 in the amount of \$16,048.00 to be paid from Operating. The Motion was seconded by Ann Graham and passed unanimously.

- **Zoom Board Meetings – Months of May through October:** Linda Cataldi recommended to the Board that meetings be held on Zoom from May – October during offseason. The Board agreed and an email will be sent to the owners with this information.
- **Anchor Tree Service – Estimate 48492 – Trimming of Pool Medjool Date Palms:**

A Motion was made by Bill Mullins to approve Anchor Tree Service Proposal 48492 in the amount of \$1,578.50 for the trimming of the Pool Medjool Date Palms. The Motion was seconded by Ann Graham and passed unanimously.

- **Architectural Fountains Estimate Dated 3/30/22 – Lights in Nine Land Fountains:**

A Motion was made by Bill Mullins to approve Architectural Fountains Proposal in the amount of \$4,620.00 for LED light bulbs as a Reserve Expense. The Motion was seconded by Karen Haber and passed unanimously.

- **Leo Jr. Proposal 20942 – Annual Hardwood and Palm Trimming:**

A Motion was made by Ann Graham to approve Leo Jr. Proposal 20942 in the amount of \$6,250.00 to be paid from Operating. The Motion was seconded by Rein Mannik and passed unanimously.

- **Leo Jr. Proposal 21043 – Annual Flowers:**

A Motion was made by Karen Haber to approve Leo Jr. Proposal 21043 in the amount of \$2,200.00. The Motion was seconded by Ann Graham and passed unanimously.

- **New IQ Invoice – Entry / Exit Gate Repairs (Formal Approval):**

A Motion was made by Ann Graham to approve Invoice 33189 in the amount of \$1,706.65. The Motion was seconded by Rein Mannik and passed unanimously.

- **Gate Tele-Entry Access Screen:** The access screen at the callbox does not light up at night, and Ann Graham has been working with New IQ on obtaining the replacement part. A proposal was received for the full replacement of the tele-entry system. New IQ cannot get the replacement part. Discussion will continue at the May Board meeting.
- **Appointment of New Communication Chair:** Linda Cataldi informed the board that Ann Graham resigned as Communication Chair. She thanked Ann Graham for all her work. George Cox volunteered to be the chairperson. Ann Graham will continue to assist him as she is still part of the committee.

Other: A discussion was held between the Board Members with regards to contractors and the hours they can work in Avellino. There is no restriction in the Rules that restricts contractors from working on any day of the week. The Vineyards does not allow contractors on Sunday unless there is an emergency. A consideration was made for allowing contractors 5 days a week 8am – 6pm and Saturdays from 9am – 3pm. The Board will continue to discuss this topic at the next meeting

Adjournment: With no further business to discuss, the meeting was adjourned at 4:34pm.