

# *Avellino Isles Condominium Association, Inc*

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## **Board of Directors' Meeting Minutes**

April 26, 2021

Conducted Via Zoom Online Meetings

**Call to Order:** The Meeting was called to order at 3:01 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 March 29, 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 Rein Mannik and passed unanimously.

**President's Report:** Linda Cataldi provided an update on several items such as the progress with the #9-101 unit and the Paint Rendering Meeting that was informally held with owners.

**Vice President's Report:** Rein Mannik reported on the roof and aesthetics committee progress.

**Financial Report by Maria Kuechmann:** Maria provided a general financial review based on year-to-date finances.

**Reserve Update:** No report given. The Reserve Expense Report has not been updated.

**Litigation Update:** Brian Cross the attorney from GADC Law Firm spoke about the claim against American Capital. He addressed that American Capital has filed for Receivership with the State of Florida.

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

A Motion was made by Margo Vincent to approve the trimming of the Majewel Date Palms by Anchor Tree Service in the amount of \$1,265.00. The Motion was seconded by Steve Sorett and passed unanimously.

### **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. Elias Brothers is to provide an estimate for addressing the rust issue and Pure Electric will provide the estimate for the electrical repairs.

**b. Document Rewrite:**

A Motion was made by Margo Vincent to table the Document Rewrite Project. The Motion was seconded by Steve Linda Cataldi and passed unanimously.

**c. New Pool Rule Sign:** Has been ordered.

**d. Onsite Office Computer Purchase:** The computer in the onsite office is owned by the Association has started to fail. It was looked at by IT and noted that it is time for replacement.

A Motion was made by Ann Graham to retroactively approve the purchase of a new computer, including setup and needed Summit communications regarding the IP Address at a cost of \$1,567.00. The Motion was seconded by Margo Vincent and passed unanimously.

**Old Business: None.**

**New Business:**

- 1. Clubhouse Reservation Requests:** It was noted that a form will be used going forward for the use of the card room and library. There is no fee, simply a form to aid in keeping a calendar of the clubhouse going forward.
- 2. Purchase of a TV for the Library:** Tabled.
- 3. Clubhouse Great Room Reservation Form:** Linda Cataldi discussed increasing the Great Room Reservation form numbers.

A Motion was made by Margo Vincent to increase the Clubhouse Great Room Reservation form number to be as follows: 1-10, 11-30 and 31-60. The Motion was seconded by Rein Mannik and passed unanimously.

**4. Approval of Pool Land Fountain Pump Replacement:**

A Motion was made by Steve Sorett to approve the replacement of the land fountain pump at the pool at a cost of \$2,150.00 by Pure Water Pools to be paid from the Reserves. The Motion was seconded by Ann Graham and passed unanimously.

**5. Approval of Clubhouse AC Repair:**

A Motion was made Steve Sorett to approve the repair of the Clubhouse AC by Advanced Air at a cost \$2,355.00. The Motion was seconded by Margo Vincent and passed unanimously.

**6. Exposed Rebar on Lanai of 18-201:**

A Motion was made by Rein Mannik to approve the repair of the lanai of 18-201 by Elias Brothers at a cost of \$2,200.00. The Motion was seconded by Steve Sorett and passed unanimously.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 4:21pm.