

# *Avellino Isles Condominium Association, Inc*

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

April 30, 2018 at 3 PM  
Avellino Isles Clubhouse  
595 Avellino Isles Circle, Naples, FL

Call to Order / Certify Quorum: The meeting was called to order by Ron Mazzucco at 3:00 pm.

A Quorum of the Board of Directors was established with the following Board Members present: Ron Mazzucco, Bob Iorii, Rein Mannik and Margo Vincent.

Also Present: Adam Monk, Treasurer and Heather Keel of Cambridge Management.

Proof of Notice: Notice was posted in accordance w/ FL Statute.

A Motion was made by Rein Mannik to waive the reading of the March 26, 2018 Board Meeting Minutes and to approve them as submitted. The Motion was seconded by Steve Sorett and passed unanimously.

Treasurer's Report: Adam Monk reported on the March Financial status of the community.

Additionally, Adam noted that he and management have met with Auditors regarding the completion of the 2017 Financial Audit. He requested a motion to approve the Fesh & Company agreement as presented.

A Motion was made by Margo Vincent to approve the Fesh & Company agreement for the completion of the 2017 Financials Audit. The Motion was seconded by Bob Iorii and passed unanimously.

A Motion was made by Steve Sorett to transfer \$27,704.00 from Operating to Reserves to reimburse the Reserve account for the Insurance Proceeds received. The initial payment was made from Reserves to pay the expense. The Motion was seconded by Rein Mannik and passed unanimously.

President's Report: Ron Mazzucco provided a general review of the meeting. Ron also thanked all of the volunteers who assisted the Community and the Board of Directors in recent weeks. Ron also noted that the Community will be sending out a survey to the members.

A Motion was made by Bob Iorii to approve the sending of the survey to the membership by email. The motion was seconded by Margo Vincent and passed unanimously.

## Management Report:

**Collections:** Fourteen late notices were mailed to homeowners who have a balance from unpaid quarterly maintenance fees. Thirteen of the letters are non payment of the April 1, 2018 quarterly fee and one is non payment of two quarters. If payment on the multiple quarter delinquency is not made within fourteen days, Management will send intent to lien letter to initiate official collections.

**Request for Increase in Monetary Limit on Hurricane Interior Repairs:** As we are working through interior sheetrock repairs, we are finding that nearly all of them are in excess of my \$500.00 repair spending limitation in the management contract. In order to allow these projects to get completed in a timely manner, I am requesting that the monetary limit be increased to \$2,500.00 for Hurricane related interior repairs. This increase will allow management to completed most interior repairs without having to wait for a Board Meeting to seek approval. In extreme cases where the cost exceeds the increased limit, the proposals would be brought to the Board for individual approval.

A Motion was made by Margo Vincent to increase management's spending approval limit on hurricane related interior repairs to \$1,500.00. The Motion was seconded by Rein Mannik and passed unanimously.

**Gate Access Session(s) Review:** After the completion of three sessions, we were able to assist approximately 133 units. There is approximately 65 units that were not able to attend and will be contacted with regard to the gate access. The data is being input and provided to the gate access company over the next week. An email regarding the scheduled closing of the gate will be sent once a date is determined. That date is dependent upon a few repairs to the call box telephone line and communication to the remaining units with regard to access.

**Rental Violation(s):** At the last meeting a rental violation was noted and during the gate access session's additional rental violations were identified. Letters are being sent to the know violators.

**Pool:** Over the weekend, it was reported that the pool water level was significantly low. The pool vendor responded immediately and it was found that the symbiont system had a broken pipe. The pool heater was shut off and is being repaired today.

**Oil on Paver (Lint Out):** The payment to Lint Out is still being held. Lint Out filed a claim with the lift rental company for the oil leak on the pavers at three buildings and is working through that claim.

**Bulk Pricing:** We are working on obtaining bulk pricing for numerous items which will be delivered to the membership via email once obtained.

## Committee Reports

**Landscape:** Linda Cataldi reported on the restoration phasing which is scheduled to start in May. There is a total of seven The landscape committee requested the following Motion:

A Motion was made by Margo Vincent to appoint Linda Catali as the Landscape Committee Chairperson. The Motion was seconded by Rein Mannik and passed unanimously.

**Lakes and Fountains:** Mike Goldstein reported on the changing lake conditions and the timing of the fountains.

**Social and Communication:** Ann Morrow reported on upcoming social events and completed a website tutorial for owners prior to the meeting.

**Building Structural:** The Committee continues to work on the open deck project. Elias Brothers is working on the updated bid and Karin's Engineering is working on the updated proposal for the oversight of the project.

**Clubhouse:** The Committee is working on the putting together numbers for the future budget and a discussion regarding the camera system was also held.

**Governance:** Bill Howey provided a report to the Board for review and discussion at the next meeting.

**Safety:** Rick Felts reported on a number of items that the committee is working on including the relocation of the Leo Jr. parking of vehicles, how to properly lock windows and garage doors pre hurricane, installation of new speed limit signs and the hurricane plan.

A Motion was made by Rein Mannik to approve the expense of \$1,462.80 for the purchase of additional speed limit signs. The Motion was seconded by Steve Sorett and passed unanimously.

**VCA:** Steve Sorett provided a brief update on the prior VCA meeting.

#### **Old Business:**

**Loss Assessment Review:** A brief review was provided and homeowners instructed to contact Management if their individual carriers needed additional information.

#### **Other:**

An update on the SFWMD / Bruce Schneider events were discussed and an update to the members was provided. It was noted that Avellino Isles does not hold the permits but the Vineyards does and they will be handling the matter directly.

#### **New Business:**

**Stucco Repair:** There are three locations in which stucco repair is needed at 534, 550 and 584.

A Motion was made by Rein Mannik to approve the Elias proposal for the stucco repair. The Motion was seconded by Steve Sorett and passed unanimously.

The next meeting that is scheduled is May 30, 2018 at 3:00 PM.

**Adjournment:** With all business complete, motion to adjourn was approved by all and the meeting ended at 5:19 pm.