

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

May 29, 2019

Recency Reserve Clubhouse

835 Regency Reserve Drive, Naples, FL

Call to Order: The Meeting was called to order at 3:04 pm.

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

Quorum of the Board of Directors: Ron Mazzucco (teleconference), Steve Sorett, Anne Graham (teleconference) Rein Mannik and Margo Vincent.

Also Present: Heather Keel, CAM of Cambridge Management and Brian Cross of Goede, Adamczyk, DeBoest and Cross.

Approval of Prior Meeting Minutes: A copy of the prior Board of Directors Meeting Minutes were presented to the Board of Directors in advance of the meeting.

A Motion was made by Rein Mannik to waive the reading of the April 29, 2019, May 9, 2019 and May 21, 2019 Meeting Minutes and to approve them as submitted. The Motion was seconded by Margo Vincent and passed unanimously.

With the presence of Brian Cross at the meeting, the Agenda was taken out of order to allow Brian Cross to speak and present information to the Board and Homeowners present. Brian Cross reviewed the current status of the claim and what to expect moving forward if the Board of Directors retains GADC Law Firm and Keys Claims to assist and facilitate the Insurance Claim.

A Motion was made by Ron Mazzucco to retain GADC to assist in the Hurricane Irma Insurance Claim subject to negotiation on the engagement letter. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Rein Mannik to engage Keys Claims to work along with GADC on the Hurricane Irma Insurance Claim subject to negotiation on the engagement letter. The Motion was seconded by Steve Sorett and passed unanimously.

Treasurer's Report: Adam Monks was presented a review of the Financials at the meeting that recapped the financial position of the Community. The Treasurer Report will be on the website for homeowners who would like to review it further.

Management Report:

Collections: End of April delinquency update was provided.

Fine Hearing: A Fine Hearing with the Fining Committee was held on May 10, 2019 at GADC Law Offices. The resolution on the matter is still being addressed at this time.

Rodents: There have been multiple sightings of palm rats and updated proposals for bait stations are being obtained. According to Arrow Pest Control, the prior contract was terminated in early 2018.

Signage

- No Parking Sign and Pool Disturbance Sign: the final proof has been approved and two signs ordered from Lykins. The signs should be ready within seven to ten days. Lines and signs will be installed after signs received and will be coordinated with John Dobra.
- New Pool Rule Temporary Signs: Ordered, received and posted onsite.
- No parking on grass sign at key box: in progress, we are working with Watermark to determine the best method for installation. Proposed template is 6"x6" to be installed on the right side of the callbox attached directly to it.

President's Report: Ron Mazzucco thanked Adam Monks for his service as the Avellino Isles Treasurer. In addition, Ron thanked Rick Feldt for his work on the Clubhouse Renovation Project. Lastly Ron thanked his fellow Board Members for all of their assistance in his recent absence.

Committee Reports:

- **ARC Committee** – There is one pending application which was sent to the Board in advance of the meeting. The Board of Directors tabled this application as noted Helen Ferrer had sent the approval after receiving an email regarding the matter. Additional information will need to be provided.
- **Landscape Committee** – The committee provided a report in which project updates were given. It was noted that mulch is scheduled for installation in November/December.

A Motion was made by Margo Vincent to approve the following Leo Jr. proposals:

- Estimate 11531 in the amount of \$1,198.75
- Estimate 11528 in the amount of \$15.00
- Estimate 11525 in the amount of \$110.00
- Estimate 11517 in the amount of \$608.00
- Estimate 11545 in the amount of \$98.00
- Estimate 11546 in the amount of \$110.00

The Motion was seconded by Rein Mannik and passed unanimously.

- **Building / Structural Committee** - The committee reported that two sun decks have been completed and all sun decks are being inspected at this time. It was also reported that paving has been put on hold and will be addressed at a later date. The committee is also working on the camera information with New-IQ.
- **Clubhouse Committee** – The Committee reported that the Clubhouse Renovation is currently 14 days ahead of schedule and going well.
- **Social Committee** – The committee noted that there are two events during each summer month and the Ladies Lunch.

Old Business: None

Adjournment: With no further business to discuss, the meeting was adjourned at 4:42 pm.