

Avellino Isles

Condominium Association, Inc

Board of Directors Meeting Minutes

May 23, 2022

Held 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, Bill Mullins & Karen Haber.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes:

A Motion was made by Karen Haber to waive the reading of April 25, 2022 Meeting Minutes and approve them as submitted. The Motion was seconded by Ann Graham and passed unanimously.

Officer Reports:

President: Linda Cataldi reported on the following items:

- The Insurance Claim Litigation went before the judge on April 29, 2022 and the judge directed FIGA to select an Appraiser which must be completed within ten (10) days. After the FIGA Appraiser is selected, an Umpire will then be selected. More information will be provided as it becomes available.
- Due to a homeowner bringing forth concerns about homeowner comments and questions being at the end of the Board Meeting Agenda, the homeowner comments on Agenda items has been moved to the middle of the meeting prior to Old and New Business.
- Over the past week one of the Majool Date Palms located around the pool started to show signs of decline. A tree Arborist was called to evaluate the tree and did determine that the palm was dying and required removal. The removal was scheduled immediately in order to ensure the safety of people at the pool. The remaining Majool Date Palms have been treated to help protect and preserve them.
- Vencia Grande is undergoing a significant project to replace the fountains in their lake and will require access to the area through Avellino Isles. A thorough agreement was created between the two communities to address responsibility of damages and expectations. It was noted that the gates may be left open during the project.

Jim Farese, Owner of Cambridge Management: Jim Farese spoke about the ongoing transitional issues experienced as a result of the changing of the Property Management / Accounting Software that occurred on January 1, 2022. He noted that he did hire several accounting firms that specialize in Appfolio (new software) to correct the onboarding issues experienced and catch up all of the Financial Statements that have been delayed as a result of the transition. Jim Farese also noted that the Avellino Isles financials should be available within the next week.

Vice President's Report: None.

Treasurer: Karen Haber noted that she does not have a report due to the lack of financial statements at this time. Once they are received, they will be reviewed by the Finance Committee.

Committee Reports – New Owner Welcome:

- Committee Reports were submitted to the Board of Directors and will be posted on the Avellino Isles Website if homeowners wish to read them directly.
- Linda Cataldi welcomed the two new owners during the month of May, William and Carole McMonigal of 584-19102 and Kelly and Peter Quinian of 583-24102.

Management Report:

- **Document Rewrite – Red Line Draft:** The draft has been received. The first meeting with the committee is tentatively set to be held during the month of June.
- **Update on Violation Inspection:** There are 11 buildings with violations and the majority of those violations are in the common areas. Individual communications were sent to each building and advised that if items were not removed within thirty (30) days that they would be removed by property management. A legal opinion was obtained that noted the Association is permitted to take this action.
- **Update on Wind Mitigation Inspection:** The inspection was completed and the vendor is preparing the updated reports. Once received they will be provided to all homeowners.
- **Building Address Signage Update:** Obtaining a proof has been difficult and we are currently awaiting two different local sign makers to provide a proof that can be presented to the Board of Directors for consideration.
- **2021 Fiscal Audit Completion Update:** The Auditor is actively working on the 2021 Audit.
- **Update on Request to Florida State Department of Agriculture:** The State Department finally provided a response to the request and denied that request due to the fact that it is not within their normal scope of work and authority.

Homeowner Comments on Agenda Items Under Old and New Business: A Homeowner brought forth a concern about the Homeowner Comments section of the agenda being held at the end of the meeting. That homeowner presented an article written by Becker & Poliakoff Law Firm in which the law firm noted that the Homeowner Comments should be either toward the beginning of the meeting or at designated times during the meeting. It was noted that in order to help keep the meeting time schedule relatively on track, that homeowner comments on agenda items listed under Old and New Business would be addressed just prior to Old and New Business on the Agenda. Based on the Article published by Becker & Poliakoff this complaint is within the intent of the Statute. The specific section of the referenced Article states the following:

... Similarly, condominium unit owners have the right to speak at meetings of the board of directors with respect to items that have been placed on the agenda for the meeting. In both the HOA and condominium context, this does not mean that every unit owner is entitled to debate motions, but it does mean that the owners are entitled to be heard regarding matters the board intends to consider at the meeting. Therefore, unit owner statements should be taken wither at the beginning of the meeting or at a set time in connection with a specific agenda item.

Homeowners were provided the opportunity to speak to Old and New Business Items on the Agenda as those are the items the Board of Directors would be considering to take action on during this meeting.

- Nick Cinalli noted that he does not agree with the decision to move this to the beginning of Old and New Business as it does not allow homeowner to have input based on Board Discussion. In response to Mr. Cinalli, it was noted that the move in the placement of the Homeowner Comment section is in compliance with the Article from Becker & Polikoff that he presented. It was also noted that due to the number of items on the agenda each month that having homeowner comments after each agenda item is not feasible for a timely meeting.
- John Dobra and Rick Feldt asked questions about maintenance item updates.

Owners were reminded that the Homeowner Comment portion of the meeting is for comments on Agenda Items in which the Board of Directors is considering to take action on and therefore any update requests or general questions need to be directed to Property Management in the form of an email.

Old Business:

Insurance Update from Brad West: Brad West provided the Board of Directors with an update on the May 14, 2022 Property Insurance Renewal. It was noted that the insurance renewal includes a 18.5% increase over the expiring premium. The policy continues to include the existing damage exclusion. The coverage is substantially the same as it was in the expiring policy.

Rules and Regulations Update – Addition of Contractor and Remodel Rules: A draft Policy with Contractor and Remodeling Rules was presented to the Board of Directors for consideration. The draft policy was reviewed and the Board of Directors made suggestions and changes. The revised draft policy will be presented at the June Board Meeting for additional review. Once the Board of Directors approves the draft, it will be sent to the Members not less than fourteen (14) days prior to the Board Meeting at which the Board of Directors will officially approve the policy.

Rescind Motion for approval of Alford Proposal #5373 Concerning Remediation in the Attic of 15301 (February 28, 2022 Board Meeting Motion): At this time, based on communication with Definitive Pest Control, it is not necessary to forward with the insulation removal and reinstallation. As a result, a Motion to revise the prior Motion on this proposal was necessary.

A Motion was made by Ann Graham to amend the prior motion made at the February 28, 2022 Board Meeting to approve the Alford Wildlife Proposal #5373 in the amount of \$11,500.00 to only approve \$1,000.00 of the proposal for the rodent trapping and exclusion. The Motion was seconded by Karen Haber and passed with three in favor (Linda Cataldi, Karen Haber and Ann Graham) and one abstention (Bill Mullins).

Rescind Motion to authorize Cambridge Management to allow Alford to trap and seal structures at a cost not to Exceed \$13,000.00 (March 28, 2022 Board Meeting Motion): In order to allow Definitive Pest Control to provide the estimate to address the sealing of the buildings rather than Alford, a motion was necessary to amend the prior motion made on March 28, 2022

A Motion was made by Karen Haber to amend the Motion made at the March 28, 2022 Board of Directors meeting for the sealing of the buildings to remove the name of the vendor (Alford Wildlife). The Motion was seconded by Ann Graham and passed unanimously.

Call Box Screen Repair Update: Ann Graham reported on the tele entry and noted that she is working with New IQ on a solution.

New Business:

Leo Jr. Proposal – Mulch Installation:

A Motion was made by Bill Mullins to approve Leo Jr. proposal 21037 in the amount of \$28,915.50 for the installation of mulch in early 2023. The Motion was seconded by Karen Haber and passed unanimously.

Venezia Grande Accommodation Request for Access through Avellino Isles: An Agreement letter was prepared between the two association with regard to the request for access through Avellino Isles. That agreement was provided to the Board Members for review.

A Motion was made by Ann Graham to authorize Linda Cataldi to sign the Agreement with Venezia Grande as presented. The Motion was seconded by Karen Haber and passed unanimously.

Correction of Prior Motion for Outer Lake Fountain Light Replacement: The prior motion on this expense did not note that the expense should be recorded as a Reserve Expense.

A Motion was made by Bill Mullins to approve the expense for the replacement lights on the outer lake fountains in the amount of \$13,200.00 to be paid from Reserves. The Motion was seconded by Karen Haber and passed unanimously.

Approval of Insurance Financing Agreement for May 14th Property Insurance Renewal:

A Motion was made by Karen Haber to approve the Finance Agreement with IPFS in the amount of \$782,711.00. The Motion was seconded by Ann Graham and passed unanimously.

Appointment of Chairperson for Summer Social Committee:

A Motion was made by Karen Haber to appoint Shelly Singer as the Summer Social Committee Chairperson. The Motion was seconded by Ann Graham and passed unanimously.

Pest / Rodent Control Contracts: In order to consolidate vendors and to address the concerns with recent questionable recommendations by Alford Wildlife alternative proposals have been obtained for the services.

A Motion was made by Karen Haber to terminate the contracts with Arrow Pest Control and Alford Wildlife Services effective June 30, 2022. The Motion was seconded by Ann Graham and passed unanimously.

A Motion was made by Karen Haber to accept the proposals from Definitive Pest Control for both exterior pest control and rodent baiting beginning on July 1, 2022. The Motion was seconded by Ann Graham and passed unanimously.

Approval of Reserve Expenses for Leo Jr.:

A Motion was made by Bill Mullins to reclassify the expenses related to replacement decoders in the amount of \$1,356.12 to Reserves. The Motion was seconded by Karen Haber and passed unanimously.

Inner Lake Aquatic Management Contract: The Inner Lake Committee has reviewed the current contract on the water management service and has made a recommendation to switch vendors.

A Motion was made by Bill Mullins to terminate the current contact with Solitude Lake Management effective June 30, 2022. The Motion was seconded by Ann Graham and passed unanimously.

A Motion was made by Ann Graham to accept the Superior Waterway proposal for inner lake management effective July 1, 2022. The Motion was seconded by Bill Mullins and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:46pm.