

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

June 18, 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 3:05 pm.

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

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 May 30, 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 April Financial status of the community.

Additionally, Adam noted that the tax return and audit are complete. The financials will be posted on website when available.

A Motion was made by Bob Iorii to accept the proposal from Reserve Advisors to do the Reserve Study for \$4650.00. The Motion was seconded by Steve Sorrett and passed unanimously.

Management Report:

Collections: Intent to Lien letter will be sent out.

A Motion was made by Bob Iorii to approve the sending of Intent to Lien letters. The Motion was seconded by Rein Mannik and passed unanimously.

Realtor Open House:

A Motion was made by Bob Iorii to approve realtor open house on Sundays from 12-4. The Motion was seconded by Rein Mannik and passed unanimously.

Pedestrian Gate Repairs:

A Motion was made by Margo Vincent to approve the repair proposal for \$1525.00. The Motion was seconded by Bob Iorri. The Motion was Tabled.

EMS Restroom:

A Motion was made by Margo Vincent to approve the proposal from EMS to complete the remediation in the ladies restroom. The Motion was seconded by Steve Sorrett and passed unanimously.

Condensate Lines:

A Motion was made by Steve Sorett to accept the proposal from Speedy. The Motion was seconded by Bob Iorri. Steve Sorett & Ron Mazzucco voted in favor, vote fails.

A Motion was made by Margo Vincent to accept the proposal from Watermark for the condensate lines. The Motion was seconded by Rein Mannik and passed unanimously.

President's Report: Ron Mazzucco thanked Margo Vincent for all her hard work on the landscaping and Bill Howey for donating Emergency Motorola 2-way Radios for the community.

Ron also provided an update on the manner in which the Board of Directors and Management are addressing the violation of short term rentals and other rental violations within the community. The following Motions resulted.

A Motion was made by Steve Sorett to levy a fine in the amount of \$100.00 a day for a maximum of ten days (\$1,000.00 fine in total) on unit 510 Avellino Isles Circle, Unit 2302 for violating the rental policy and not seeking the appropriate approval of lessees prior to the commencement of the lease. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Steve Sorett to levy a fine in the amount of \$100.00 a day for a maximum of ten days (\$1,000.00 fine in total) on unit 510 Avellino Isles Circle, Unit 2302 for the improper use of the Community Facilities as a result of the rental policy violations. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Steve Sorett to levy a fine in the amount of \$100.00 a day for a maximum of ten days (\$1,000.00 fine in total) on unit 510 Avellino Isles Circle, Unit 2302 for violating the rental policy by leasing the unit for less than thirty days. The Motion was seconded by Rein Mannik and passed unanimously.

Committee Reports

ARC:

21202 Application: Application to enlarge the HVAC chase on the exterior of the building to accommodate more lines.

A Motion was made by Rein Mannik to approve the ARC application submitted for unit 21202. The Motion was seconded by Margo Vincent and passed unanimously.

36101 Application: To make modifications to the interior of the unit that will result in additional fire sprinkler heads to be evaluated and installed if required.

A Motion was made by Rein Mannik to approve the ARC application submitted for unit 36101 contingent upon all permits being provided and fire requirements met. The Motion was seconded by Margo Vincent and passed unanimously.

VCA: Rick Horner provided an update on the last VCA Meeting. Additionally, with the Club undergoing renovations, the VCA has requested to use the Avellino Isles Clubhouse for their next few Board Meetings.

A Motion was made by Steve Sorett to permit the VCA to use the clubhouse during the renovation process contingent upon the completion of the Clubhouse Reservation form and providing insurance information. The Motion was seconded by Margo Vincent and passed unanimously.

The Avellino Isles VCA Rep will facilitate the completion of the Reservation Form since only Avellino Isles Residents are authorized to utilize the clubhouse for reservations.

Landscape: Linda Cataldi was on vacation so the landscape report was provided by Cindy Howey. Cindy reported on phases IV, V and VI of the Hurricane Irma landscape restoration project.

Margo Vincent provided a photo slide of the plant material for the next phases which resulted in the following Motions:

A Motion was made by Margo Vincent to approve Leo Jr. proposals 10956, 10958, 10959, 10960, 1061, 10964 and 10965 in the total amount of \$5,983.00. As well as, proposals 10971, 10970, 10955, 10927, 10972, 10963 and 10827 in the total amount of \$20,116.40. The Motion was seconded by Steve Sorett and passed unanimously.

Lakes and Fountains: The lakes are full and in stable condition.

Social and Communication: A brief update on the two planned summer events was discussed.

Building Structural: The Committee continues to work on the open deck project.

Approval of the Karens Engineering and Elias Brothers Contracts: The contract with the Engineer and contractor have been finalized.

A Motion was made by Rein Mannik to approve the Karens Engineering and Elias Brothers Contracts. The Motion was seconded by Steve Sorett and passed unanimously.

Kenneth Gerus, owner of unit 16202 stood and spoke regarding the ongoing repair issue at his unit and noted that he will be filing a lawsuit against the Association.

Clubhouse: The Committee has been researching the purchase of new umbrellas for the pool area.

A Motion was made by Rein Mannik to approve the purchase of new umbrellas for the pool area at a cost not to exceed \$10,000.00. The Motion was seconded by Margo Vincent and passed unanimously.

Governance: Bill Howey noted that he has reviewed and provided Bob Iorri. The Board will review and consider it at a future Board Meeting.

Safety: Rick Felts reported on the items the committee is looking into, including placing Hurricane Guides in the Clubhouse, putting together a resident roster (owners and tenants) and seeking proposals on a generator for the clubhouse to be presented in July.

Insurance: Pending claims are ongoing.

Old Business:

Roof Cleaning: After receiving proposals from three contractors, the Board discussed roof cleaning which resulted in the following Motion:

A Motion was made by Margo Vincent to approve the Trafford Roof Cleaning proposal (21420). The Motion was seconded by Steve Sorett and passed unanimously.

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

Adjournment: With all business complete, motion to adjourn was approved by all and the meeting ended at 5:33 pm.