

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

June 24, 2019

Recency Reserve Clubhouse

835 Regency Reserve Drive, Naples, FL

Call to Order: The Meeting was called to order at 3:00 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) and Margo Vincent.

Also Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: The approval of the meeting minutes were postponed for review until the July Board Meeting.

Treasurer's Report: John Dobra reviewed the prior month financials and the changes to the CD investments in the month of May. The full Treasurer's Report is available on the website for further review.

President's Report: Ron Mazzucco thanked the many people who have assisted the community including Margo Vincent, Cindy Howey, Rick Feldts, John Dobra and Steve Sorett.

Committee Reports:

- **ARC Committee** – It was noted that going forward an indemnification from all upper floor owners will be required for ARC applications on flooring changes.
- **Landscape Committee** – Margo Vincent read the report prepared by Linda Cataldi in her absence which provided a status of current projects. Additionally, proposals were presented to the Board of Directors for consideration which resulted in the following motion:

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

- Estimate 11570 in the amount of \$650.00
- Estimate 11587 in the amount of \$450.00
- Estimate 11586 in the amount of \$10,100.00
- Estimate 11588 in the amount of \$27,927.50

The Motion was seconded by Ann Graham and passed unanimously.

- **Lakes and Fountains:** It was reported that the water levels are being monitored and lake weeds treated. It was also noted that there is currently no algae in the lake.
- **Building / Structural Committee** – No Report provided.

- **Legal:** The bank has contacted management to inform the association that the remediation in unit 9-101 has been completed.
- **Clubhouse Committee** – The Committee provided a status update and noted that the clubhouse will be closed on July 15th and 16th due to grout and HVAC duct cleaning.
- **Social Committee** – The committee noted that there are two events during each summer month and the Ladies Lunch. The Committee also stated they are currently seeking additional volunteers.
- **Communication:** Hurricane general information and prep information are available on the website. It was also reported that the Treasurer's Reports and Meeting Minutes are available on the website.
- **VCA:** A recap of the last VCA Meeting was provided which included the following:
 - Everyone was thanked for participating in the Summit survey. If the Summit offer is accepted it will be well planned and implemented.
 - Lake Pipe Connections: The mapping has been sent to the Engineer to update the current maps and will be uploaded to the VCA website when available.
 - 100,000 fish have been added to the VCA lakes to help address mosquito and midge fly larva.
 - The north and south gate houses will have new software installed over the summer. This will provide residents with a better guest access platform.

Old Business: None

New Business:

Moving/Delivery Truck Size Allowances – A review of the incident that occurred at the exit gate occurred. A claim is being pursued for the cost of damages. The keys for the gate were provided to Steve Sorett and the safety committee.

12-102 Lease - The unit submitted a lease for consideration. Upon review of the lease, it does not meet the Declaration requirements.

A Motion was made by Ron Mazzucco to deny the lease application for unit 12-102 and instruct the Attorney to send the denial letter to the unit owner. The Motion was seconded by Ann Graham and passed unanimously.

Rodent Control - Heather Keel presented multiple rodent control options to the Board of Directors for consideration. After much discussion the following Motion resulted:

A Motion was made by Ron Mazzucco to authorize Heather Keel to negotiate with Alford in an effort to get the low toxicity solution at the same monitoring rate as Arrow's proposal. The Motion was seconded by Steve Sorett and a vote was taken with Ann Graham, Ron Mazzucco and Steve Sorett in favor and Margo Vincent opposed. Motion passed.

Summit Fiber by Gate – Ann Graham reported that as part of the camera bidding process it was discovered that there is no Summit fiber located at the gate.

Refuse at Pool / Grill – As a partial solution to the current issue of loose refuse being disposed of in the Waste Management containers at the pool/grill areas, Heather Keel provided the Board of Directors with multiple refuse container options that can be used with liners in the pool/grill areas.

A Motion was made by Margo Vincent to approved the purchase of the Safco Garbage bins in the color of almond at a cost of \$158.96 each. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Ron Mazzucco to approve the language provided by the Governance Committee which states: Plastic lined garbage and recycling receptacles are available for use in the kitchen and grill areas. Any overflow garbage or recyclables may be disposed of in the Waste Management bins at the side of the buildings, as long as, it is contained in closed plastic bags brought by users. For sanitation purposes, no garbage of any kind may be disposed of in the clubhouse or grill areas unless it is properly closed in plastic as outlined. The Motion was seconded by Margo Vincent and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:00 pm.