

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

June 28, 2021

Conducted Via Zoom Online Meetings

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: Linda Cataldi, Ann Graham, Jerry Vincent, Rein Mannik & Steve Sorett

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of the May 11, 2021 (Revised Minutes to reflect Insurance Policy), May 24, 2021 & June 7, 2021 Board Meetings was provided to the Board of Directors in advance of the meeting.

A Motion was made by Linda Cataldi to approve the revised May 11th meeting minutes. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Steve Sorett to waive the reading of the May 24th and June 7th meeting minutes and approve them. The Motion was seconded by Rein Mannik and passed unanimously.

President's Report: Linda Cataldi provided an update on a few items such as rainy season, water leaks, and hurricane awareness.

Vice President's Report: Rein Mannik briefly reported on past roof and open deck repairs.

Treasurer's Report: Maria Kuechmann reviewed the May Financial Report.

Committee Reports- New Owner Welcome: The committees were thanked for providing their reports. Linda Cataldi welcomed all new 10 owners/neighbors below.

- Gab Hevesi and Zsuzsana Mate 8-302
- Christine Brewer 32-102
- Michael and Maryanne Doyle 19-101
- Carmine and Lyn Errico 30-101
- Jeff Holway and Katherine Tsatsanis 8-101
- Joe and Judy McCluskey 34-101
- Erin O'Brian and John Lyons 15-201
- Marc Osere and Marina Perko 34-202
- Susan and Frank Schilling 16-201
- Jim and Lauren Tureskis 26-101

Management Report:

- Fire Alarm / Sprinkler Repair Process:** The 5-year inspections were conducted by Kazar Fire Sprinkler.
- Cambridge Contract Renewal:** Tabled to next meeting.
- Fire Stairwell Repairs:** Watermark completing the repairs on Wednesday. Proposals to address the rust on the stairwells were received by Elias Brothers and a second proposal has been requested by Florida Painters.

- d. **Land Fountain Lights:** Several owners reported the lights in the land fountains are not operating.
- e. **2020 Audit Update:** Cindy D'Artagnan will be in the office on July 7th to review the invoices and Financials to complete the audit.

Assessment Summary – Presented by Bill Mullins: The presentation on June 7th was an overview on the facts and expectations of the Budget and Deficit. Bill recommended NOT to stop funding the reserve funds, NOT to borrow from the roof reserves fund, NOT to use excess funds balance or have a deficit. Bill did recommend that the Board proceed with a 15% Special Assessment per unit, \$1,500.00 per unit which will cover this year's deficit in the amount of \$296,000.

Old Business:

- a. **Pedestrian Gate Repair:** Jerry Vincent reported that the gate was damaged from vandalism and a proposal is being received for the repairs. The option is to have a mechanical lock/latch installed and adding a camera on a post to monitor the pedestrian gate.
- b. **Clubhouse COVID Protocols**
 - i. **Mask Requirement:**

A Motion was made by Linda Cataldi that Fully Vaccinated Members may resume activities in the clubhouse without socially distancing or wearing a mask. The Motion was seconded by Rein Mannik. Motion was AMENDED

A Motion was made by Linda Cataldi that Fully Vaccinated Members may resume activities in the clubhouse without socially distancing or wearing a mask. Please wear a mask if you are NOT Vaccinated. The Motion was seconded by Steve Sorett and passed unanimously.

ii. **Occupancy Level**

A Motion was made by Rein Mannik to increase the occupancy level in the clubhouse to 100%. The Motion was seconded by Linda Cataldi and passed unanimously.

- c. **Other:** Proposals have been requested for the replacement of the lights in the land fountains. Jerry Vincent volunteered to be a part of the project. Discussion was tabled to next meeting.

New Business:

a. **Consideration of Special Assessment:**

A Motion was made by Linda Cataldi to levy a Special Assessment in the proposed amount of \$1,500.00 per unit to address the deficit in the 2021 Budget as a result of a significant increase in the 2021 Property Insurance Premiums. It is anticipated that any approved special assessment will be payable in one installment due on August 1, 2021 with a 5% late penalty applied to all accounts in which payment is not received within ten days of the due date. Each owner within each condominium will be responsible for their pro-rate share of the condominium specific assessment. All owners are responsible for the Common Assessments. The Motion was seconded by Ann Graham and passed unanimously.

b. **Approval of New Landscape Committee Chairperson:**

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A Motion was made by Linda Cataldi to appoint Rick Horner as the New Landscape Committee Chairperson. The Motion was seconded by Jerry Vincent and passed unanimously.

c. Gas Grills – Repair or Replacements: A repair proposal was received in the amount of \$2617.46 from Mullet's Appliance. Proposals have been requested for replacement of all grills and a second proposal also requested for repairs.

d. Other: None

Adjournment: With no further business to discuss, the meeting was adjourned at 4:34pm.