

# *Avellino Isles Condominium Association, Inc*

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## **Board of Directors' Meeting Minutes**

June 29, 2020

Conducted Via Teleconference

**Call to Order:** The Meeting was called to order at 3:03 pm.

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

**Quorum of the Board of Directors:** Steve Sorett, Rein Mannik, Margo Vincent, Linda Cataldi & Ann Graham.

**Also, Present:** Heather Keel, CAM of Cambridge Management

**Approval of Prior Meeting Minutes:** Copies of the Meeting Minutes from the May 26, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Margo Vincent to waive the reading of the Amended minutes and approve them. The Motion was seconded by Rein Mannik and passed unanimously.

### **Management Report:**

- Update on Numbering of Rear Two Story Buildings: Pricing ranges from \$500 to \$1000. Recommended by contractor to use stencils, the numbering will be kept behind bushes.

A Motion was made by Margo Vincent to approve the Mailboxes of SWFL proposal in the amount of \$95.85 for the stencils. The motion was seconded by Linda Cataldi and passed unanimously.

- Cleaning of Fire Staircases in 3 Story Buildings: Pelican Home Builders will be doing it at the next quarterly cleaning with no additional charge.
- Update on Meeting with Pelican Builders and Delta: A meeting was held with both contractors. Delta is doing as stated in the scope of contract. Linda and Heather met with Pelican Home Builders and all appears to be going well.

### **President's Report:**

- Steve Sorett updated on the next steps in the roof claim.
- A few changes to the Rules & Regs will be made pertaining to trucks/vans parking onsite.
- Discussion on how to proceed with opening of the inside of the clubhouse during COVID-19.

**Treasurer's Report:** John Dobra reviewed May Financials and reported that expenses remain on planned budget.

**Vice President's Report:** Rein reported on a few items.

- Rein Mannik expressed his concerns on the Elias Brother's invoices for roof repairs.
- Rein Mannik commented on storage of gas for generators.

### **Committee Reports:**

- **ARC Committee** - None
- **Landscape Committee** – Linda Cataldi reported on landscaping.

A Motion was made by Margo Vincent to approve Leo Jr. proposals # 18043 in the amount of \$900.00, #18040 in the amount of \$1,310.00, #17945 in the amount of \$725.00, & #18048 in the amount of \$2,373.00. The motion was seconded by Steve Sorett and passed unanimously.

- **Lakes and Fountains**- Margo Vincent reported on the lakes & fountains.
- **Building / Structural Committee**- Greg Gruber reported on items below.
  1. Pelican Home Builders agreed to wipe down front doors & mop entryways one time weekly at no additional charge instead of twice a month.
  2. Lighting fixture light bulbs are not all matching yet, but Delta has been working on getting them all replaced to the right one.
  3. B & G committee submitted Generator Guidelines to Board.
- **Legal**- No change in status for unit #9101.
- **Clubhouse / Safety Committee**– Rick Feldt reported on the clubhouse
  1. Elias Brother's left plywood near mailboxes & parking spots.
  2. On June 14<sup>th</sup>, there was an issue with the power dropping in the entire community which left the pool equipment with no power. Pure Water Pools reset everything on Sunday.
  3. A proposal was put together for the pump heat exchanger.
  4. Everything else is great inside and out of the clubhouse.
  5. Residents still not leaving grills on to burn fat from meat being cooked.
  6. Fix it Patio repaired a few lounge chaises that were broken.
- **Social/Welcoming Committee** – There will be no social activities planned for the summer.
- **Communication / Governance**- Ed Ciconte was appointed as new chairperson for the Governance Committee replacing Jane Moore.

A Motion was made by Linda Cataldi to appoint Ed Ciconte as new chairperson for the Governance Committee. The motion was seconded by Margo Vincent and passed unanimously.

- **VCA** - None

#### **Old Business:**

- Approve Board Meeting dates for 2020: There was no discussion. Dates approved in last meeting.
- Status on Opening of the Clubhouse: A mask would always be required when being inside the clubhouse. Reservations will not be permitted.

A Motion was made by Steve Sorett to approve the reopening of the Avellino Isles Clubhouse and gym subject to all individuals entering or using the facility being required to wear a face mask and maintain proper six-foot social distancing. In addition, gym users are to properly sanitize all equipment they use and restore it back to its proper location. The clubhouse use will be monitored and individuals not adhering to the above noted requirements shall have their FOB access to the Clubhouse facilities deactivated for a specified amount of time. In addition, no clubhouse reservations will be permitted until further notice. The motion was seconded by Margo Vincent and passed unanimously.

- **Cintas Contract**- Ann Graham is in the process of writing an RFP for Cintas.

- Fire Escape Doors – Rein Mannik will be meeting with Jack from Watermark Redevelopment to review proposed recommendations on fixing the doors properly.
- Pressure Cleaning of 2<sup>nd</sup> Story Balustrades: Three proposals were presented to the Board of Directors for the pressure cleaning of the second story street facing balustrades. Each vendor was provided an RFP requesting that they provide a proposal to clean the second story balustrades from the ground level utilizing extension wands and ladders, if necessary. The goal of the project is to remove mildew from the balustrades that are seen from the street.

A Motion was made by Steve Sorett to approve the Safe Home Care proposal at a cost of \$9,600.00 to clean the 120 second story balustrades facing the street. The Motion was seconded by Margo Vincent and a vote was called in which two were in favor (Steve and Margo) and three opposed (Ann, Linda and Rein). Vote failed to carry.

#### **New Business:**

- Generator Report- Building & Grounds Committee did research on generators and Linda Cataldi provided a report.

A Motion was made by Steve Sorett to table motion until B&G Committee comes back with new generator rules. The motion was seconded by Ann Graham and passed unanimously.

- Rules Change on Expanding Definition of Truck: A brief discussion was held on the language in the rules and regulations about the definition of truck.
- Correct Permissible Volume of Allowable Propane Tank Size: Table to next Meeting
- Further Define Generator Guidelines: Table to next Meeting
- Addition of a Reference to the ARC Guidelines and Form in the Rules: Table to next Meeting
- Summit Cable Boxes: Table to Next Meeting
- Cintas Repair of Violations: Table to Next Meeting
- Elias Brother's Invoice Procedure: Table to next Meeting

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:14 pm.