

# *Avellino Isles Condominium Association, Inc*

---

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

July 29, 2019

Recency Reserve Clubhouse

835 Regency Reserve Drive, Naples, FL

**Call to Order:** The Meeting was called to order at 3:02 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, Rein Mannik, Anne Graham (teleconference) and Margo Vincent.

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

**Approval of Prior Meeting Minutes:** Copies of the Meeting Minutes from the May 29, 2019, June 10, 2019 and June 24, 2019 Board Meetings were provided to the Board of Directors in advance of the meeting.

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

### **Manager's Report:**

- **Collections:** End of July there are a total of 15 units that did not pay the 3<sup>rd</sup> quarter. Late notices were sent on July 16, 2019 and Intent to Lien Letters will be mailed after August 1, 2019 to all outstanding balances.
- **All My Sons:** The moving company has not responded to any correspondence and the matter has been turned over to GADC to address so that the Association can recover the expenses incurred due to the moving truck incident and driver negligence.
- **Clubhouse / Gate Camera:** Management is seeking proposals with the same specifications as quoted by New IQ for comparison and consideration.
- **Clubhouse Pavers Around Spa:** A large area of pavers around the spa sank down creating a trip hazard. The area has been reset and is leveled.
- **Materials for GADC, Keys and Insurance Carrier:** Management is gathering all and preparing access to all requested materials.
- **Clubhouse/ Grill Area Trash Receptacles:** The receptacles were ordered and placed onsite.
- **Work Orders:** Work orders continue to be called in and issued to be addressed. There have been a high volume of roof and deck leaks reported.
- **Entrance / Exit Gates:** With the summer storms and resulting power surges the gate has been affected. It is important not to force the gates open. Contact management immediately if there is an issue with the gates.

**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.

*Cambridge Property Management of SWFL*

*9001 Highland Woods Blvd, Suite 9, Bonita Springs, FL 34135*

*Ph: (239) 249-7000 / Fx: (239) 405-8291 / Web: [www.CambridgeSWFL.com](http://www.CambridgeSWFL.com)*

**Vice President's Report:** Steve Sorett provided a recap of current and completed projects and pending items.

- Steve noted that the Clubhouse Renovation is underway and on schedule.
- The open deck project and general waterproofing continues.
- GADC and Keys Claims progresses and test roof evaluations are forth coming.
- The addition of cameras in the clubhouse, grill/pool area and gates in pending.
- It was noted that building painting will take place in 2020.
- 9-101 continues to be monitored as the unit is in foreclosure.
- 12-102 has submitted a compliant lease.
- Janitorial bids for the clubhouse and the buildings are being obtained.
- The Finance and Insurance Committee have been combined.

#### **Committee Reports:**

- **ARC Committee** – There are still open ARC applications that are being processed. The French door and kitchen vent applications are currently under review.
- **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 which are to be coded to Special Assessment GL:

- Estimate 11612
- Estimate 11615
- Estimate 11620
- Estimate 11621

The Motion was seconded by Rein Mannik and passed unanimously.

- **Lakes and Fountains:** The center lake is in great condition with chemical additions needed.
- **Building / Structural Committee:** The Committee is addressing water intrusion issues from roofs and decks. An evaluation report and repair recommendation will be forth coming. It was also noted that painting will take place in 2020.
- **Legal:** No report at this time.
- **Clubhouse Committee** – The Committee provided a status update on the Clubhouse Renovation Project.
- **Social Committee** – A review of upcoming social events was provided. The Committee also stated they are currently seeking additional volunteers.
- **Communication:** Homeowners were encouraged to check the website for updated community information.
- **VCA:** No report provided at this time.

#### **Old Business:**

- **12-102 Lease Update:** As noted previously in the meeting, a lease has been submitted for the unit that is in compliance with the Community Documents.
- **Rodent Control:** Multiple proposals were received and reviewed regarding the installation of rodent bait stations throughout the community.

A Motion was made by Margo Vincent to approval the Alford Final Blox proposal. The Motion was seconded by Rein Mannik and passed unanimously.

**New Business:** None.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 4:53 pm.