

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

July 26, 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, & Steve Sorett

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of the June 28th Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to waive the reading of the June 28th meeting minutes and approve them. The Motion was seconded by Jerry Vincent and passed unanimously.

President's Report: Linda Cataldi provided an update the items below:

- Lynda Ewen is planning a Social Committee event for Brunch.
- A reminder that any child under 16 that is using the gym equipment must be accompanied by an adult and wear a mask.
- A Closed Session Meeting was held at 1:00pm today, no update on the Insurance Claim at the moment.

Vice President's Report: None

Treasurer's Report: Maria Kuechmann reviewed the June Financial Report and noted that the Utilities category is over budget.

Committee Reports- New Owner Welcome: The committees were thanked for providing their reports.

Management Report:

- **Cambridge Contract Renewal:** Was discussed under Old Business.
- **Fire Stairwell Repairs:** Most of thresholds were repairs by Watermark, others were tiled and ran into complications. One unit is still pending because parts were not received. Proposals are pending for the rust on the stairwells and electrical repairs will be made once the rust is addressed on stairwells.
- **Land Fountain Lights:** A second proposal was requested for the lights in the land fountains. There are a total of 9 fountains that are on the grounds of the community.
- **2020 Audit Update:** Cindy D'Artagnan came to the office to review invoices on July 7th and a draft Audit should be received in the next two weeks.

- **Budget Preparation Review:** The budget workshop is being held in early September and adoption will be in October. Vendors will be contacted to find out if there are any increases in contractor pricing.
- **Change in November Meeting Date – November 15, 2021:** The November meeting was changed to the 15th as the previous date was scheduled on Thanksgiving.

Old Business:

- **Cambridge Contract Renewal:** Linda Cataldi and Ann Graham met to discuss the date change effective August 1, 2021 through December 31, 2022, Depositions, Witnesses and Legal Matters changed from \$45 to \$65 and Onsite Provider Access went from \$20 to \$25.

A Motion was made by Ann Graham to approve the New Cambridge Contract effective on August 1, 2021. The Motion was seconded by Jerry Vincent and passed unanimously.

- **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. The discussion was tabled to the next meeting in August.
- **Gas Grills – Repairs or Replacements:** There were two companies contacted for the replacement of the grills as repaired them was not recommended. Rick Feldt as the Clubhouse Chairperson recommended the Board to go with Bar-B-Clean Option: Blaze Marine Grade Grill, Stainless Steele. The proposal covers all installation of four (4) grills, custom installation, 4 new gas valve timers, and disposal of the four (4) old grills.

A Motion was made by Jerry Vincent to approve the Bar-B-Clean Proposal # 1101 Blaze Marine Grade Grills in the amount of \$18,823.18 (Reserve Funds) for replacement of all four grills. The Motion was seconded by Steve Sorett and passed unanimously.

New Business:

- **Reserves Report:** Bill Mullins reported very little change on the Reserves and that it in good shape as it stands.
- **Increase Sales/Rental Application Fee:** The Statute changed on July 1st, 2021. Before the change, the fee was \$100 per married couple or \$100 per person for an unmarried couple. It was recommended that the Board increase the application fee to \$150 per person.

A Motion was made by Jerry Vincent to increase the Application Fee to \$150 per applicant. The Motion was seconded by Steve Sorett and passed unanimously.

- **Other:** Rick Feldt recommended that the Mask Requirement be mandated again in the clubhouse due to the Delta Variant cases increasing. It was decided to address the Mask Requirement monthly as necessary.

A Motion was made by Jerry Vincent to approve both proposals from Architectural Fountains for the replacement of the motors on Lake Fountain #4 (inner) in the amount of \$2,484.00 and Lake Fountain #5 (outer) in the amount of \$2,484.00. The Motion was seconded by Ann Graham and passed unanimously.

A Motion was made by Linda Cataldi to approve the J & L proposal to replace the heat exchanger on the spa in the amount of \$2,200.00. The Motion was seconded by Ann Graham and passed unanimously.

Ann Graham was appointed Board Liaison to the Fountains and Lakes Committee

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