

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

July 30, 2018 at 3 PM
Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 2:56 pm.

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

Quorum of the Board of Directors: Steve Sorrett, Rein Mannik, Ron Mazzucco, Bob Iorii and Margo Vincent.

Approval of Prior Meeting Minutes: The prior Board Meeting Minutes were provided to the Board of Directors in advance of the meeting.

A Motion was made by Rein Mannik to waive the reading and approve the Meeting Minutes of June 18, 2018. The Motion was seconded by Steve Sorrett and passed unanimously.

A Motion was made by Margo Vincent to waive the reading and approve the Meeting Minutes of July 25, 2018. The Motion was seconded by Bob Iorii and passed unanimously.

Treasurer's Report: Adam Monk was not present at the meeting so Ron Mazzucco provided general updates. Ron noted that the Association is solvent, the Financial Audit has been completed, the Reserve Study is to commence in September and that Adam will be preparing reports for distribution.
Management Report: Copy Attached.

A Motion was made by Bob Iorii to approve the Cintas proposal for the replacement of the panel at building 550. The Motion was seconded by Steve Sorrett and passed unanimously.

Presidents Report: Ron Mazzucco thanked Norma Vincent for her time volunteering on the Clubhouse Committee. Ron also welcomed back Ann Morrow and thanked Rein Mannik for his time dedicated to the Open Deck project. Margo Vincent was also thanked for all of her assistance with the landscape restoration.

Committee Reports:

Social Committee: The upcoming social events were reviewed.

ARC Committee: There are two ARC for consideration of approval.

A Motion was made by Rein Mannik to approve the installation of hurricane shutters at 18-302. The Motion was seconded Margo Vincent and approved unanimously.

A Motion was made by Rein Mannik to approve the installation of flooring at 1-202. The Motion was seconded by Bob Iorri and passed unanimously.

Landscape: Margo Vincent provided a recap of the phases that have been completed. Linda Cataldi provided an update on the general progress. Margo also provided an update on the replacement of the two palms at the front entrance of the community.

Building Structural: Rein Mannik provided an update on the open deck project.

Clubhouse: The umbrellas which were approved at the prior Board Meeting have been finalized and presented in full to the Board of Directors.

A Motion was made by Bob Iorri to approve the Fix It proposal with the selection of the top blue color. The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Margo Vincent to donate the old umbrellas to Saint Matthews. The Motion was seconded by Rein Mannik and passed unanimously.

Governance:

A Motion was made by Bob Iorri to accept the recommendations of the Governance Committee. The Motion was seconded by Rein Mannik and passed unanimously.

A Motion was made by Bob Iorri to separate the Governance Committee and the Legal Committee. The Motion was seconded by Steve Sorrett and passed unanimously.

Safety: The committee has researched the installation of a full clubhouse generator and that research resulted in learning that the cost to do so would range between 65K to 90k. The project will not progress as a result of the cost.

Insurance: To date, three claims have been paid. The ladies room damage is an open claim at this time.

VCA: The July 2018 Board Meeting was canceled. The storm preparation continues with regard to policy for future use.

New Business:

Management - Added dedicated hours: Management has presented the Board of Directors with a request to increase the dedicated hours to the Community. The volume of projects and calls exceeds the current allowance. An additional dedicated nine hours a week has been requested. These hours will be dedicated offsite hours.

A Motion was made by Margo Vincent to approve the request through the end of 2018. The Motion was seconded by Steve Sorrett and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:10pm.