

# *Avellino Isles Condominium Association, Inc*

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## **Board of Directors Meeting Minutes**

August 22, 2022

Held via Zoom Online Meetings

**Call to Order:** The Meeting was called to order at 3:01 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, Bill Mullins and Brad West.

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

**Approval of Prior Meeting Minutes:**

A Motion was made by Bill Mullins to waive the reading of July 25, 2022 Revised Board Meeting and approve them as submitted. The Motion was seconded by Ann Graham and passed unanimously.

### **Officer Reports:**

**President:** Linda Cataldi reported on the following:

- Attorney Amanda Broadwell advised her that the Appraisal is progressing, and that the appraisal hearing is tentatively scheduled for the end of September. Linda also shared the plan of action after the conclusion of the Insurance Claim / Litigation. That plan includes an RFP for the Engineering of the project.
- Linda provided an update on the Board Liaisons to the various Committees.
- Linda reported that there was recently a thunder storm with hail that caused damage within the community. The damage was primarily related to landscape and glass tables at the pool.

**Vice President's Report:** None

**Treasurer:** Ann Graham reported on the Accounts Payable for the months of June and July. Bill Mullins conducted a review of the July Financials and noted that there are discrepancies that need to be resolved.

**Committee Reports – New Owner Welcome:** Committee Reports were provided to the Board prior to the Board of Directors Meeting. The Committee Reports will be posted on the Avellino Isles website for owner access.

### **Management Report:**

- **Building Address Sign Update:** The two additional address signs have are pending installation scheduling at the two test buildings by McBroom Signs.
- **2021 Fiscal Audit Completion:** The draft audit report is expected to be received anytime. Once received, it will be provided to the Finance Committee and Board for review.
- **Update on Downspout Drainage Project:** The project as approved has been completed.

- **Painting of the Pedestrian Gate:** The signed proposal was signed and returned to the vendor. The vendor will provide the schedule date when available.
- **Storm Damage and Repair:** Addressed in President's report.
- **New Pool Rule Signage:** Draft language for the pool signage was prepared and provided to the Board of Directors. An additional draft for the revision of the 'A' frame sign will be provided prior to approval.
- **Document Rewrite:** Continues to be pending at this time so that the meeting with the Committee can be held.
- **Potted Plant and Planter Removal Reminder:** Homeowners were reminded that the potted plants and planters in violation of the Association Rules and Regulations need to be removed. Management will be removing these items and billing owners for the removal.
- **Land Fountain Repair Update:** The land fountain repairs approved at the July Board Meeting are in the process. The non working chlorinators have been replaced and the non working motors are pending replacement once the motors are received.
- **Reminder of Homeowner Comment Procedure:** It was noted that the same procedure will be in place as the prior few meetings.

**Homeowners Comments on Agenda Items Under Old and New Business:** Homeowners were provided the opportunity to ask questions or make comments on Agenda Items.

#### **Old Business:**

**New IQ – Tele-Entry Replacement:** The replacement of the tele-entry is pending replacement by the vendor.

**Pool / Spa Surface Staining Discussion:** At this time, proposals are being obtained for the resurfacing of the pool and spa. One proposal has been received to date based on the RFP developed and sent to the various vendors.

**Pool Area – Removed Medjool Palm Replacement Proposal:** Item tabled.

**Venezia Grande Project:** The project was completed. All repairs have been made in Avellino in areas where damage was incurred. Linda Cataldi will notify Chuck Uplinger that the project can be closed out.

**Fire Stairwell Cleaning:** Bill Mullins noted that he would like to see a fire stairwell pressure cleaned as a test to see the effect on the interior area.

A Motion was made by Bill Mullins to pressure clean the fire stairwell at building 584 in November. The Motion was seconded by Brad West and passed unanimously.

#### **New Business:**

##### **Hail Storm Damage:**

A Motion was made by Ann Graham to approve Leo Jr. proposal 21393 in the amount of \$1,150.00. The Motion was seconded by Bill Mullins and passed unanimously.

A Motion was made by Bill Mullins to approve the J&Y Glass proposal in the amount of \$1,695.00 to replace the glass on the damaged tables. The Motion was seconded by Ann Graham and passed unanimously.

### **Clubhouse HVAC System 3:**

A Motion was made by Bill Mullins to approve the Advanced Air proposal in the amount of \$12,389.00 to be paid from Reserves. The Motion was seconded by Ann Graham and passed unanimously.

### **Elias Brothers Proposal Ratification:**

A Motion was made by Bill Mullins to approve Elias Brother Proposal number 11889 at a cost of \$110.00 per man hour to address the necessary repairs at unit 38202. The Motion was seconded by Ann Graham and passed unanimously.

A Motion was made by Ann Graham to approve Elias Brothers proposal number 12176 in the amount of \$6,363.00 to address the necessary repairs at unit 33202. The Motion was seconded by Bill Mullins and passed unanimously.

**New Pool and Spa Rule Signage:** New draft language was provided to the Board of Directors for the pool and spa signage at the pool. An alternative plan was provided in which the signage on the wall be strictly related to general pool rules required by the health department and to change the 'A' frame sign to address behavioral rules.

**Semi Annual Reserve Report:** Bill Mullins provided a review of the semi annual Reserve Expenditure report.

### **Transition from First Horizon to Centennial Bank:**

A Motion was made by Bill Mullins to close the Operating and Reserve Accounts at First Horizon Bank and move the funds to the newly opened accounts at Centennial Bank with a target date of completion in November. The Motion was seconded by Brad West and passed unanimously.

It was noted that the bank signers will be Linda Cataldi, Bill Mullins and Heather Keel.

**Building and Grounds Committee – Projects and Consultations:** It was noted that the Committee will be tasked with addressing the water shut off valve markers at the street curb as an additional project.

**Landscaping Form:** A homeowner landscape form was presented to the Board of Directors to be used when a homeowner wants to address the landscape needs around their unit. A few noted revisions need to be made to the form to provide additional information on how to submit the form and overall procedure.

A Motion was made by Brad West to approve the homeowner landscape form presented. The Motion was seconded by Ann Graham and passed unanimously. A SECOND MOTION was made by Brad West and seconded by Bill Mullins to AMEND PRIOR MOTION to include names of the landscape co-chairs and their mail addresses.

### **Clarification on Landscape Expenses:**

A Motion was made by Linda Cataldi to approve Leo Jr. proposals 21216, 21355, 21356 and 21386. The Motion was seconded by Bill Mullins and passed unanimously.

**Paver Repairs:** It was noted that there are pending paver repairs to be completed at building 584, 562 and the driveway between 521/525.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 5:04pm.