

Avellino Isles Condominium Association, Inc

Board of Directors 'Meeting Minutes

August 30, 2021

Conducted 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, Rein Mannik, Jerry Vincent & Steve Sorett

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Open & Closed Session Meeting Minutes of the July 26th Board Meeting were provided to the Board of Directors in advance of the meeting.

A Motion was made by Jerry Vincent to waive the reading of the July 26th meeting minutes and approve them. The Motion was seconded by Linda Cataldi and passed unanimously.

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

- The new grills were finally installed.
- Rick Feldt gave a mini lesson on using the grills; additional lessons will be offered again in the fall and in the winter.
- All Committee Chairs, Board Members, Cambridge and Homeowners that volunteered their time to Avellino were thanked.

Vice President's Report: Rein Mannik advised owners to prepare for Hurricane Season and to look at the Hurricane Preparedness Documents posted on the Website.

Treasurer's Report: Maria Kuechmann reviewed the July Financial Report and noted that the Utilities continue to be running over budget. Our ongoing Insurance Claim is being handled by FIGA. The 6 month stay ends on October 14th. Most of the homeowners have paid their Assessment Fees.

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

Lakes - Jane Moore, Landscaping - Rick Horner, Social - Lynda Ewen, Clubhouse Complex - Rick Fedt
Welcome - Bill Morgan, Safety - Rick Fedt

Management Report:

- **Fire Stairwell Repairs:** We continued requesting proposals from Florida Painters & Mario Paintings for the repairs of rust on the stairwells
- Most of thresholds were repairs by Watermark; there were complications with those that were tiled. One unit is still pending because parts were not received. Proposals are pending for the rust on the stairwells. Electrical repairs will be made once the rust issue is corrected.
- **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.
- **Pre-Budget Seven Month Expense Review:** The 2022 Draft Budget will be reviewed in the Budget Workshop in September. We are currently over budget, but the Special Assessment has corrected the problem. The Board will meet on September 15th for a pre-budget review meeting.
- **Notice of Late Maintenance Fees – Updated Statute:** Florida Statute 78 – required in order for Association to collect fees.

Old Business:

- **Pedestrian Gate** - discussion continued. Board requested additional information on costs.
- **Covid Protocols (Masks, Social Events, Etc.):** Board Discussion was held on the mask mandate in the clubhouse. Discussion was tabled to next meeting.
- **Grills - Discuss Cleaning:** The warranty on the new grills gives full coverage. Linda Cataldi contacted Bar-B-Clean negotiated the grill cleaning at \$200 per grill. Rick Feldt agreed and also recommended the cleaning of the grills.

A Motion was made by Linda Cataldi to approve the cleaning of the grills up to 3 times a year based upon needs. The Motion was seconded by Steve Sorett and passed unanimously.

New Business:

- **Update to Website Hurricane Documents:** Linda Cataldi updated the 3 documents that needed revision and Ann Graham will be posting them on the website. If the Board has any changes to the revised documents, they were requested to submit changes by September 15th.

A Motion was made by Jerry Vincent to approve the posting of the updated the Hurricane Preparedness Timeline Document, the Individual Hurricane Guide, and the Board of Directors Hurricane Emergency Plan. The Motion was seconded by Rein Mannik and passed unanimously.

- **Discussion on Rules and Regulations Revision 2022:** A brief discussion was held informing the community that there will be a review of the Rules and Regulations. Any corrections, additions or new ideas should be sent to Linda Cataldi by September 15th. Board members and committee chairs were asked for suggestions.
- **Other:** A landscape proposal was submitted by the committee in the amount of \$8,182.50. Rick Horner indicated that the front gate needed a new look reflective of the landscape plantings within the community. The proposal is for plantings by the front and pedestrian gate areas.

A Motion was made by Steve Sorett to approve the Leo Jr. proposal #19848 in the amount of \$8,182.50. The Motion was seconded by Ann Graham and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:30pm.