

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

September 23, 2019

Recency Reserve Clubhouse

835 Regency Reserve Drive, Naples, FL

Call to Order: The Meeting was called to order at 3:06 pm.

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

Quorum of the Board of Directors: 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 July 29, 2019 Board Meeting was provided to the Board of Directors in advance of the meeting.

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

President's Report: Steve Sorett reported on the following items:

- Steve sadly announced that Ron Mazzucco passed away. Ron was a dedicated volunteer and Member of the Community who will be greatly missed. The Library will be named in Ron's honor.
- The Vineyards is making significant upgrades to the Vineyards manned gates. In addition, the VCA approved the new Summit Contract.
- Steve appointed the Media Captains who will be overseeing and providing access to the units during the Summit Fiber install. The Media Captains are Jerry Vincent, Bill Morgan and Rick Feldt.

Treasurer's Report: John Dobra reviewed the prior month financials. The full Treasurer's Report is available on the website for further review.

Committee Reports:

- **ARC Committee** – There is currently one open ARC Application

A Motion was made by Rein Mannik to approve the ARC application for unit 11-101 for the installation of a dedicated AC unit in the bedroom. The Motion was seconded by Steve Sorett and passed unanimously.

- **Landscape Committee** Linda Cataldi provided a status of current projects.
- **Lakes and Fountains:** None.
- **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.

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

- **Legal:** No report at this time.
- **Clubhouse Committee** – The new furniture has been placed in the Clubhouse. Furniture is not to be moved by individuals utilizing the clubhouse without prior approval and assistance. It was also noted that the lights in the clubhouse are being left on. The lights are on timers and sensors and residents are asked to not change them.
- **Safety Committee** – The committee will meet again when the members return. The primary issue that the Committee is looking at is speeding within the Community. If residents see a vehicle speeding through the community, please get as much information about the vehicle as possible and report it to management.
- **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.

Management Report:

- **Collections Update:** A brief update was provided regarding the current status of collections.
- **Clubhouse / Gate Cameras:** The proposal was approved and returned the New IQ, along with the required deposit. Installation will be scheduled when the materials are available.

A Motion was made by Rein Mannik to approve the New IQ camera installation proposals in the amount of \$29,854.00. The Motion was seconded by Ann Graham and passed unanimously.

- **Insurance Claim:** A vehicle struck the entry gate causing significant damages. The driver came forward and the repairs are being handled through their vehicle insurance.
- **Major Work Order Items:** A report was provided on major outstanding items.
- **Clubhouse Shut Off Valve:** After many attempts to find the missing valve with no success, Management is recommending that the Association engage Earth View to assist in the locating.

A Motion was made Rein Mannik to engage the services of Earth View to located the valve at the clubhouse and the 11 buildings where valves could not be located. The Motion was seconded by Margo Vincent and passed unanimously.

Old Business:

- **Hurricane Irma – Roof Claim Status** – The Association continues to work with Keys Claims and GADC on the Insurance Claim.

New Business:

- **2020 Budget Process** – A review of the process for the 2020 budget was provided. John Dobra, Steve Sorett and Heather Keel have been working to draft a thorough budget to present. The Budget Workshop is scheduled for October 28, 2019 and the Budget Adoption is scheduled for November 18, 2019.
- **2020 Annual Members Meeting** – At the 2020 Annual Members Meeting which is scheduled for January 27, 2020 the following Board Members are up for reelection: Margo Vincent, Rein Mannik and the individual who is appointed to the vacant seat (previously Ron Mazzucco).

Adjournment: With no further business to discuss, the meeting was adjourned at 4:35 pm.