

Avellino Isles

Condominium Association, Inc

Board of Directors' Meeting Minutes

September 27, 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

CPA 2020 Audit Report Presentation with Cindy D'Artagnan:

A Motion was made by Ann Graham to accept the 2020 Audit Report. The Motion was seconded by Steve Sorett and passed unanimously.

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of the August 30th 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 August 30th meeting minutes and approve them. The Motion was seconded by Ann Graham and passed unanimously.

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

- Rick Horner was thanked along with the Landscape Committee for the new project at the front gate.
- #9-101 unit is scheduled for Public Auction on October 28th.

Vice President's Report: None

Treasurer's Report: Maria Kuechmann approved the CPA Report. Utilities continue to be over budget for the year. Jane Moore was thanked for her work on finding a \$3000 utility error in Avellino's favor.

Committee Reports- New Owner Welcome: No new owners this month.

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:** The gutter repair by Elias Brother's is pending, upon completion the missing threshold repairs will be completed.
- **Steve Adamczyk Switch Law Firm:** The Board will be staying with the current firm.

- **Townsend Insurance Appraisal – Contract Renewal:**

A Motion was made by Linda Cataldi to accept the Townsend 6-year updated contract. The Motion was seconded by Steve Sorett and passed unanimously.

- **EPS – Labeling of Alarm Panels:** A proposal was requested from EPS for the labeling of the building #'s on all fire alarm panels. This is an outstanding item on the Naples Fire Inspection Report.

Old Business:

- **Kazar 5 Year Fire Sprinkler Deficiency Repair Proposal:** All repairs have been completed.
- **Pedestrian Gate Discussion:**

A Motion was made by Jerry Vincent to schedule a Special Member's Meeting via Zoom on November 15th to address the proposed material alteration of removing the pedestrian gate. Cambridge was directed to send out a mailing to homeowners including proxy and voting information. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Camera at Pedestrian Gate:** The current camera system at the gate captures people walking in and out from the pedestrian gate; therefore no further discussion is needed on an additional camera.
- **Roofing Update:** Rein Mannik informed the community that Jerry Vincent, himself, Mike Zolidis and Ann Graham are working on this project.
- **Aesthetics Update:** Jerry Vincent met earlier this year with committee members, Jane West, Sallie Dobra and Norma Vincent and two paint companies to discuss the potential paint colors that could be used for the buildings.
- **Clubhouse COVID Protocols:** A Motion was made by Rein Mannik to change the the clubhouse rule on masks so that masks are not required for those people that are vaccinated. Linda Cataldi seconded but the Motion did not pass with Steve Sorett, Ann Graham and Jerry Vincent opposing. Rein withdrew motion and the discussion was tabled to next month's meeting.
- **Rule Changes:** Linda Cataldi will have further discussion on this topic next month.
 - The Avellino Rules state that, unit owners may not alter landscaping and the Committee would like to add additional language to the rules (pgs. 36-39).
 - Jerry Vincent would like a change on how many welcome signs & red reflectors are permitted.
- **Electrical Boxes:**
 - I. Fountain Boxes:** Pure Electric is providing a proposal for the replacements.
 - II. Summit Fiber Optic Boxes:** Jerry Vincent reported that between buildings 7 & 8 there is an old box that has fiber optic cables that go to each unit. The box needs to be replaced with a new one.
 - III. Comcast Boxes:** Ann Graham indicated no existing service to the boxes and Comcast has agreed to cap the cables at no charge.
- **Land Fountain Lights:** Architectural Fountains submitted a proposal for three new lights on all nine fountains that currently have lights in them.

A Motion was made by Ann Graham to approve the Architectural Fountains quote to replace the (3) lights on each of the nine land fountains in the amount of \$5,610.00. The Motion was seconded by Jerry Vincent and passed unanimously.

New Business:

- **Clubhouse Janitorial Contract:** Delta Cleaning Services work has not been satisfactory and a sixty-day Termination Letter will be mailed to them.

A Motion was made by Jerry Vincent to give Delta Cleaning Services their 60 day notice of termination. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Architectural Fountains – Lake Fountain Motor Proposal:**

A Motion was made by Ann Graham to approve the Architectural Fountains proposal in the amount of \$2,892.00 (paid from Reserves) to replace the motor on fountain # 2 on the outside lake. The Motion was seconded by Linda Cataldi and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:26pm.