

Avellino Isles Condominium Association, Inc

Board of Directors Meeting Minutes

October 24, 2022

Held via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:03 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, Rein Mannik and Brad West.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes:

A Motion was made by Ann Graham to waive the reading of September 26, 2022 and October 20, 2022 Board Meeting Minutes and approve them as submitted. The Motion was seconded by Bill Mullins and passed unanimously.

Officer Reports:

President: Linda Cataldi reported on the following:

- Linda welcomed back the seasonal residents who are returning to the community.
- It was noted that overall the community fared decently during the Hurricane. Clay from Leo Jr. will be calling into the meeting to provide a quick landscape recap of damage incurred during the storm.
- Owners were reminded to not park on the grass or in the mail kiosk parking spaces as they are reserved for the temporary purpose of getting your mail.
- Cocktails and Conversations is scheduled for November 10th from 4:30 PM to 6:30 PM.
- The November Board Meeting will be held on November 14th at 3:00 PM in the clubhouse.

Vice President's Report: Rein Mannik reported on the following:

- Provided a report on the ongoing roof leaks being reported since Hurricane Ian.
- Reminded owners of the importance of cleaning the weep holes on the lanais and open decks on a regular basis.
- Provided a recap of the ARC process.

Treasurer: Ann Graham reported on the Accounts Payable. 39 Invoices were paid along with the Vineyards Community Association bill. Bill Mullins did not conduct a review of the September Financials. They were not available due to Hurricane Ian.

Landscape Update by Clay Zuk: Clay Zuk of Leo Jr. provided a recap of the initial storm cleanup that was completed and noted that the cleanup is ongoing at this time. It was noted that due to the high salt content during the storm that some plants may go through shock and begin to look poor but should recover.

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.

It was noted that the new AV Equipment in the clubhouse is to be installed shortly. The outstanding pool and spa repairs have been completed. Additionally, the pool chairs were cleaned again and the cleaning was successful in removing the staining and mildew growth. The fans damaged during the hurricane have been repaired.

Management Report:

- **Hurricane Ian Damage Review:** It was noted that many repairs have been made. Cambridge is compiling a spreadsheet of all the reported damage so it can be tracked accordingly.
- **Potted Plant and Planter Removal Reminder:** The removal has been further delayed due to the storm. The matter will be addressed however the need to address the Hurricane matters has taken precedence.
- **Pool / Spa Resurfacing Proposals:** Management is in the process of trying to obtain proposals for the resurfacing. At this time we are in receipt of one proposal from Pure Water Pools.
- **Building Vent Covers:** The vendor has ordered the cages and is awaiting their delivery to schedule the repairs.
- **Fall Pressure Cleaning Proposals:** The request for proposals has been sent to vendors and we are awaiting the vendors to come onsite and provide proposals. We do expect delays in their receipt due to the hurricane.
- **Change of Bank Update:** The signers have received and completed the onsite signature cards for the new accounts at Centennial Bank. The change in banking institutions continues at this time.
- **2021 Financial Audit:** It was noted that the final draft of the audit has been received both electronically and in hard copy.
- **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:

Pool and Spa Signage: The revised language for the signage has been provided to the Board of Directors.

A Motion was made by Ann Graham to proceed with the pool and spa signage replacement, including the A frame sign. The Motion was seconded by Bill Mullins and passed unanimously.

Scrub Oak Trimming: The matter of the scrub oak trimming has been referred to the Landscape Committee to review and obtain a proposal for consideration by the Board at a future meeting.

A correction to the information provided at the last Board Meeting was noted: trimming the canopy of the scrub oaks will not cause the roots growth to increase.

2023 Proposed Budget: It was noted that the proposed budget has been reviewed at both the Financial Committee Meeting, as well as, at the Board Meeting on October 20, 2022. The homeowners will receive a copy

of the proposed budget in the US Mail in accordance with Florida Statute 718. The Budget Adoption Meeting is scheduled to be held on November 14, 2022 at 3:00 PM in the Avellino Isles Clubhouse.

New Business:

Leo Jr. Proposal 21623 – Hurricane Ian Cleanup – Ratification:

A Motion was made by Ann Graham to approve Leo Jr. Proposal number 21623 in the amount of \$2,385.00. The Motion was seconded by Brad West and passed unanimously.

Ed Kaulbars Proposal – Dated 9/23/22 – Palm Fertilization:

A Motion was made by Ann Graham to approve the Ed Kaulbars proposal dated 9/23/22 in the amount of \$2,700.00 for quarterly palm fertilization of the 8 Christmas palms in the pool area, the 13 Medjool palms, the 4 Bismarck palms and 2 Sylvester palms. The Motion was seconded by Bill Mullins and passed unanimously.

Post Hurricane Ian Gutter Cleaning and Repair: A proposal to clean all the gutters and make necessary repairs to the gutters (adjust braces and add where missing) was obtained from Absolute Gutters. A request for a second proposal has been made but the vendor has noted that they will not be able to inspect the site until the end of November and provide a proposal after. It was discussed and decided that the downspout screens when removed for cleaning are not to be put back in place after.

2023 Board Meeting Calendar: A calendar for the 2023 Board of Director Meetings was established and provided to the Board of Directors. The Board of Director meeting schedule will be mailed to all Members in the Budget Adoption Notice Package.

A Motion was made by Ann Graham to approve the Board of Director Meeting schedule as presented. The Motion was seconded by Brad West and passed unanimously.

Other: Parking Space Directly In Front of the Pool Walkway: A discussion of removing the parking space in front of the pedestrian walkway to the pool was discussed. For ease of egress and ingress, it was determined that the space should be removed and the diagonal lines painted accordingly.

A Motion was made by Bill Mullins to eliminate the parking space in front of the pool walkway and strip it to match the space by the clubhouse entrance with the white diagonal lines. The Motion was seconded by Brad West and passed with Rein Mannik abstaining.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:37 PM.