

Avellino Isles

Condominium Association, Inc

Board of Directors Meeting Minutes

October 25, 2021

Conducted Via Zoom Online Meetings

Call to Order: The Meeting was called to order at 3:00 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 Meeting Minutes of the September 24th Budget Workshop, September 27th Monthly Board Meeting and October 1st Closed Session Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Jerry Vincent to waive the reading of all meeting minutes and approve them. The Motion was seconded by Steve Sorett and passed unanimously.

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

- The Florida Courts have agreed to a Stay Extension (roofing litigation) until February 14, 2022.
- The current Stay expired on October 14th, 2021.
- Volunteers are needed for the Landscape, Building & Grounds and Social Committees.
- A reminder was made for owners to send in their proxies for the pedestrian gate as the Members' Meeting is on November 15th.

Vice President's Report: Rein Mannik provided an update on the below:

- Recently there have been less roof leaks and water intrusions.
- The ARC Committee approves material alterations in a unit; the work completed by residents could effect the surrounding neighbors in the building.
- The Association requires the contractor's insurance information.

Treasurer's Report: Maria Kuechmann is out of the country and requested that Linda Cataldi speak on her behalf. An update on the September Financials will be provided at the November 15th Board Meeting.

Committee Reports- New Owner Welcome: New owners this month are below and Linda welcomed them to the community.

- Heather Keegel – #7101
- Bob & Effie Meyer - #27202

- Committee members were thanked for submitting their reports

Management Report:

- **Passed Fire Inspection:** The 3 year Fire Extinguisher Inspection passed.
- **Membership Meeting:** When the meeting packet for the meeting on November 15th was mailed, the photos of the pedestrian gate were accidentally skipped in the scan. An email was sent to all owners with the photos. The November 15th meeting is for the Budget Adoption and a second meeting is for the Material Alteration on the Pedestrian Gate.
- **Lifted Pavers:** There were areas identified where tree roots have raised pavers, and proposals have been requested to address these areas.
- **Other:** AC condensate lines have been an issue throughout the community, and a proposal was received from Dr. Kool to do 3-times a year cleaning on the drain lines versus twice a year.

A Motion was made by Ann Graham to approve the Dr. Kool Proposal # 1697 in the amount of \$6,285.00 for 3rd time cleaning of the condensate lines this year. The Motion was seconded by Jerry Vincent with a stipulation that Mike Zolidis, Rein Mannik or himself are present during one of the days that Dr.Kool cleans and the motion passed unanimously.

Old Business:

- **Roofing Update:** Rein Mannik provided a brief update indicating that there is a process in place and it is moving slowly.
- **Painting Update:** Jerry Vincent indicated that when the process for the roof replacement begins, his committee will contract with an Architectural Designer to help with the color selection of the buildings to coordinate with the roof color.
- **Covid Protocols:**
 - i. **Masks in Clubhouse:**

A Motion was made by Rein Mannik that the Avellino Isles Association Board recommends removal of the mask mandate in the clubhouse immediately. The Motion was seconded by Jerry Vincent and passed unanimously.

ii. Reservation Requests:

A Motion was made by Rein Mannik to open the clubhouse for reservation requests. The Motion was seconded by Ann Graham and passed unanimously.

- **Janitorial Bidding Update:** Two of the original bidders submitted revised proposals. Ann Graham will be contacting a third company to provide a bid. Proposals will be sent to Board for review. A meeting will be held with each vendor, Rick Feldt, Ann Graham and Heather Keel from Cambridge Management.
- **Fountain Electrical Box:**

A Motion was made by Ann Graham to approve the Pure Electric Proposal in the amount of \$3,758.64 for the repairs of the fountain electrical boxes. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Comcast Box – Update by Ann Graham:** None
- **Summit Box – Update by Jerry Vincent:** None, the existing box is secure.

- **Panel Labeling:**

A Motion was made by Ann Graham to approve the EPS Proposal in the amount of \$1,156.20 for the labeling of the fire alarm panels. The Motion was seconded by Jerry Vincent and passed unanimously.

- **Rule Changes – Approve by November:** A discussion was held on the upcoming changes for the Rules & Regulations.
- **Fire Stairwell Update:** Waiting on Elias Brothers to complete the gutter repair so that we can do the electrical and remaining threshold repairs.
- **Document Rewrite:** A discussion was held earlier this year and the cost approximately was in the amount of \$8,000 to rewrite the Avellino Isles documents. Most communities do the rewrite every 8-10 years.

A Motion was made by Linda Cataldi to work with our law firm, Goede, DeBoest & Cross, to complete a document rewrite of the Avellino Isles Condominium Association Documents. The Motion was seconded by Ann Graham and passed with 4 votes (Linda Cataldi, Ann Graham, Jerry Vincent and Rein Mannik) with 1 opposed (Steve Sorett).

New Business:

- **Appoint VCA Representative – Rob Horowitz :** Rein Mannik thanked Rick Horner for his work as VCA representative.

A Motion was made by Rein Mannik to appoint Rob Horowitz as the VCA Representative for Avellino. The Motion was seconded by Ann Graham and passed unanimously.

- **Appoint Winter Social Chairperson – Mary Block:** Linda Cataldi thanked Lynda Ewen for chairing the Winter Social Committee.

A Motion was made by Jerry Vincent to appoint Mary Block as the Winter Social Chairperson. The Motion was seconded by Steve Sorett and passed unanimously.

- **J&L Heat Exchangers:**

A Motion was made by Ann Graham to approve the J&L Proposal of \$2200 for the replacement of the Heat Exchanger (Reserve Expense). The Motion was seconded by Linda Cataldi and passed unanimously.

- **Mulch Installation:**

A Motion was made by Linda Cataldi to approve the Pelican Builders Proposal of \$23,417.50 for mulch installation in January 2022. Motion was seconded by Ann Graham and passed unanimously.

- **Power Washing Proposals:** A discussion was held on the different areas that need power washing. Additional information has been requested. Discussion will continue at the next meeting.
- **Other – Leo Jr. Annual Flower Installation:**

A Motion was made by Ann Graham to approve the Leo Jr. Proposal in the amount of \$1,624.50 for the installation of annual flowers. Motion was seconded by Jerry Vincent and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:15pm.