

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

October 26, 2020

Conducted Via Teleconference

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, Margo Vincent, Linda Cataldi & Ann Graham.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of the September 28, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

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

Management Report:

- The Fire Escape Door Repairs will begin on Thursday, October 29, 2020
- Stencils for the Two-Story Buildings will be received by next week.
- We are waiting on the pricing for the Wet Mopping of the stairwells.
- Cambridge Onsite Hours in Season: Once it is safe to have someone onsite, we will have an employee back in the office.
- Late notices for October have been mailed to owners for Past Due Balances.

President's Report: Steve Sorett discussed prohibiting trucks and vans parking in the driveways under the Rules & Regulations. Steve also encouraged and reminded residents to wear masks in the fitness room and clubhouse.

Vice President's Report: Rein reported on a few items such as Open Decks and ARC guidelines. Inquiries were made by John Dobra regarding the reporting of the open deck reporting information that the Finance Committee needs for the Reserve Analysis. It was requested that Rein provide a report indicating the locations of all work that was performed as part of the open deck project, as well as, the work that was performed at each location. It was noted Rein would provide the information by the next Board Meeting.

Old Business:

A Motion was made by Steve Sorett to approve the J&L Proposal of \$4,200.00 to replace the leaking heat exchangers for geothermal unit 2 and 3. The Motion was seconded by Linda Cataldi and passed unanimously.

Formalize Termination of Karin's Contract for Paint Assessment: The contract is terminated and a new one should be provided to us.

RFP for Fire Protection: RFP has been emailed to six contractors but the issue we came across is that most of the companies specialize in either fire monitoring or fire sprinkler and not both.

New Business:

Appoint New Committee Chair for B&G Committee: Linda Cataldi thanked Mike Zolidis for becoming the Lead Active Chair for the Committee. Also, thanked was Greg Gruber for all his work as previous Chair.

Aesthetics Committee: Rein Mannik reported that a meeting will be held tomorrow Tuesday, October 27th on the organization of the committee.

Discussion of AC Water Leaks: Margo Vincent discussed the condensate line leaks backing up that she is experienced in the last few years during her Homewatch. She would like to develop a program in which at least three pre-qualifying Air Conditioner Contractors are chosen to service homeowner units.

A Motion was made by Margo Vincent to develop a program in which at least three pre-qualifying Air Conditioning Contractors will be chosen to service the Annual Maintenance of the units for the homeowners. The Motion was seconded by Steve Sorett and passed unanimously.

Proposals to Pressure Clean Building Driveways, Entryways, Walkways etc.:

A Motion was made by Linda Cataldi to approve the Safe Home Care LLC proposal # 18 in the amount of \$10,023.00 to pressure clean the entry ways to the first floor units, areas around garage doors, walkways to each unit, driveways on all buildings, street gutters and concrete back pads. The Motion was seconded by Margo Vincent and passed unanimously.

Other: A discussion was held on the process for payments to Elias Brother's on the roof repairs. The discussion will be tabled to the next Board Meeting.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:48 pm.