

# *Avellino Isles Condominium Association, Inc*

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## **Board of Directors' Meeting Minutes**

October 29, 2018 at 3 PM  
Avellino Isles Clubhouse  
595 Avellino Isles Circle, Naples, FL

**Call to Order:** The Meeting was called to order at 3:04 pm.

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

**Quorum of the Board of Directors:** Rein Mannik, Steve Sorrett, Ron Mazzucco, Bob Iorii and Margo Vincent.

**Approval of Prior Meeting Minutes:** The prior Board Meeting Minutes were provided to the Board of Directors in advance of the meeting.

A Motion was made by Bob Iorii to waive the reading and approve the prior Meeting Minutes. The Motion was seconded by Margo Vincent and passed unanimously.

**Treasurer's Report:** In the absence of Adam Monk, Ron Mazzucco provided a Financial recap. It was noted that August and September are available on the website. The budget workshop is scheduled for November 6, 2018.

**Presidents Report:** Ron Mazzucco reviewed the many accomplishments over the past several months and that are currently pending. Ron also thanked the landscape committee for their hard work and Adam Monks for his time invested in the Association finances.

A Motion was made by Steve Sorrett to authorize him to contact Steve Adamczyk regarding the issues in unit 9101. The Motion was seconded by Rein Mannik and passed unanimously.

## **Management Report:**

**Collections:** Twenty Intent to Lien letters were mailed in the month of July. As of September 20, 2018:

- One Unit owner owes two quarters plus fines. There is a contract for purchase that is set for closing on 10/31/2018 in which all outstanding fees will be collected at closing.
- Seven Unit owners have not paid the October 2018 quarterly and were mailed past due invoices on the October 19, 2018.
- Eleven owners have small past due balances.

**Shield for LED Screen:** The initial cover I purchased did not fit the screen and a larger one was ordered. It is on back order and will be applied upon delivery.

**Clubhouse Restroom Remediation:** The tile is being installed today and tomorrow. The goal completion is by the end of the week.

**Pedestrian Gate:** New IQ provided the enclosed proposal over the weekend.

**Telephone Lines:** Helen and I are communicating with Century Link to determine what each of the phone lines are for. We are currently awaiting Century Link to provide the service addresses for each account.

**33-201 / 33-101 Leak between Units:** The AC unit in 33201 leaked into unit 33101. The 33201 unit owner has been asked to provide proof of maintenance on the AC system. That documentation is currently pending.

**Committee Reports:**

**ARC:** None

**Social Committee:** The upcoming social events were reviewed.

**Landscape:** Linda Cataldi reported on the efforts of the landscape committee and the hurricane restoration progress. It was noted that phases I, II, IV, V and VII have been completed.

Margo Vincent also reviewed some of the landscape recap and made the following Motion:

A Motion was made by Margo Vincent to release the remaining funds in allocated in the operating account GL 7310. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Margo Vincent to release the phase 8 funds that were allocated for the fronts and sides of the buildings in the amount of \$16,000.00. The Motion was seconded by Steve Sorett and passed unanimously.

**Lakes and Fountains:** Discussion of the outer lake run times was held. Many owners in the audience who live along the outer lake noted that the fountains reduce the noise off the interstate that travels toward the buildings as a result of the vegetation damage during hurricane Irma that use to buffer the road noise.

**Building Structural:** Rein Mannik provided an update on the open deck project. Rein also noted that the committee will be reviewing many projects that fall under their umbrella and prioritizing them to be addressed.

**Clubhouse:** A new Committee Chairperson was announced and Mark Duchene will be heading the committee. The Committee has worked on revising the clubhouse reservation contract. The draft copy of the contract will be presented to Steve Adamczyk for review and to the Insurance Agent regarding insurance coverages.

**Governance:** The Governance Committee asked the Board to proceed with the update Rules and Regulations draft that they provided to the Board. The Board is to review the document and set a date for its review and approval.

**Safety:** The committee continues to review and implement a new Hurricane Preparation Plan. The mapping of full-time residents is underway.

**VCA:** A recap of the last VCA meeting was provided.

**Old Business:**

**Violations / Legal:** Violations continue to be monitored and addressed accordingly.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 5:28pm.