

Avellino Isles Condominium Association, Inc

Board of Directors Meeting Minutes

November 14, 2022

Held in the Avellino Isles Clubhouse and 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, 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 Rein Mannik to waive the reading of October 24, 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 thanked Bill Mullins and Rick Fedlt for their efforts on AV equipment updates which now allows the Board to hold hybrid in person and zoom meetings in the Clubhouse Great Room.
- Linda thanked Marla Knutson for the time serving as the chairperson of the Land Fountain Committee. Linda also thanked Shelly Singer for serving as the Summer Social Chairperson.
- A reminder was provided to those in attendance that if they wish to use one of the smaller rooms in the clubhouse during season that they must reserve the room in advance by contacting Bonnie. The use of the rooms are first come, first serve. A calendar of events will be posted in the clubhouse monthly.
- It was reported that the Umpire Hearing related to the Hurricane Irma Insurance Claim is scheduled for December 9, 2022 and the clubhouse will be closed that day.
- The December Board of Directors meeting is scheduled to be held on December 19, 2022.

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

- Provided an update on the roof project and provided information on limited vendor availability, especially after Hurricane Ian.
- Noted that he is working on strengthening the ARC Guidelines with the ARC Committee to be presented at the December Board Meeting.

Treasurer: Ann Graham reported on the Accounts Payable. Bill Mullins provided a review of the October financials. The Financial Statements are available on the Avellino Isles Website for homeowner access and review.

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.

Linda Cataldi provided a short review of the reports provided by the Committees.

Management Report:

- **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. No other proposals have been received.
- **Building Vent Covers:** The vendor has ordered the cages and is awaiting their delivery to schedule the repairs. To date they have only received about half of the cages and will not schedule installation until fully received.
- **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.
- **Gutter and Soffit Proposal Update:** We have the proposal from Absolute Gutters and Advanced Gutters will not be onsite until the last week of November to prepare their proposal.
- **Violations:** Individual owners have been contacted regarding violations to incorrect paint color on doors and so forth. The potted plant removal has been delayed due to time restrictions related to an abundance of Hurricane Ian needs by Property Management and the vendor.
- **Pool Sign Update:** The Board approved the pool sign changes and they were submitted to the sign maker to provide a proof. The vendor did note that they are behind due to volume and are prioritizing orders of immediate life safety needs over standard safety signs.
- **Parking Lot Pedestrian Walkway Update:** The existing white diagonal stripes by the clubhouse entrance and the requested added diagonal lines to the parking space by the pool path have been made and are awaiting scheduling.
- **Pressure Cleaning:** An RFP was developed and sent out for bid.

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: None

New Business:

2023 Proposed Budget: A complete line by line review of the proposed budget was conducted at the Budget Workshop Meeting held on November 13, 2022. Another general review was conducted and the floor was opened to owners with respect to questions and comments.

A Motion was made by Bill Mullins to adopt the 2023 Budget as presented with a quarterly maintenance fee of \$3,150.00 and a one-time special assessment of \$2,150 due February 1, 2023. The Motion was seconded by Brad West and passed unanimously.

Hurricane Ian:

- **Review of Hurricane Ian Damages and Expenses:** Heather Keel included the current log of hurricane damages in the Board Meeting Packet.
- **Discussion of Potential Loss Assessment due to Hurricane Ian:** Tabled.

Motion to Appoint New Land Fountain Committee Chairperson:

A Motion was made by Rein Mannik to appoint Jim Twomey as the Land Fountain Committee Chairperson. The Motion was seconded by Bill Mullins and passed unanimously.

Motion to Appoint New Winter Social Committee Chairperson:

A Motion was made by Brad West to appoint Marcia Smith as the Winter Social Committee Chairperson. The Motion was seconded by Bill Mullins and passed unanimously.

Leo Jr. Proposal 21745 – Annual Flower Installation

A Motion was made by Bill Mullins to approve the Leo Jr. Proposal number 21745 for annual flowers in the amount of \$1,956.00. The Motion was seconded by Ann Graham and passed unanimously.

Leo Jr. Proposal 21733 – Water Drainage and Planting Proposal for Building 505: It was noted that the proposal was separated to show costs associated with the water drainage and planting portions of the proposal separately.

A Motion was made by Brad West to approve Leo Jr. Proposal number 21733. The Motion was seconded by Bill Mullins and passed unanimously.

Land Fountain Vendor Consolidation: Tabled Pending Information.

Contract Renewal Procedures: Ann Graham noted that several contracts have automatic renewals each year. She noted that she will be reviewing two contracts per month that will be sent to the Board and requested that responses be received within five days from Board Members.

Clubhouse Grout Cleaning:

A Motion was made by Rein Mannik to approve the Just Like New proposal number 1921 in the amount of \$3,309.94. The Motion was seconded by Bill Mullins and passed unanimously.

Architectural Fountains Proposal – Fountain Nozzle for Fountain #5:

A Motion was made by Ann Graham to approve the Architectural Fountain Proposal dated November 3, 2022 in the amount of \$2,371.00 from Reserves for the replacement of the fountain nozzle on lake fountain #5. The Motion was seconded by Bill Mullins and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:57 PM.