

Avellino Isles

Condominium Association, Inc

Board of Directors Meeting Minutes

November 15, 2021

Conducted Via Zoom Online Meetings

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: Linda Cataldi, Ann Graham, Rein Mannik, Jerry Vincent

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes of October 25th were provided to the Board of Directors in advance of the meeting.

A Motion was made by Jerry Vincent to waive the reading of the Amended Meeting Minutes and approve them. The Motion was seconded by Ann Graham and passed unanimously.

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

- The Winter Social Committee is planning events: flyers will be sent to the community.
- November 17th is Cocktails and Conversation from 4:30-6:30pm; Cocktails and Conversation will continue on the 3rd Wednesday of every month.
- The Finance Committee is looking for volunteers with accounting backgrounds. Anyone that is interested should contact Linda Cataldi.
- We are also looking for a Co-Treasurer to work with Maria Kuechmann.
- All members were thanked for voting on the pedestrian gate removal issue.

Vice President's Report: None

Treasurer's Report: Maria Kuechmann reported on the item below:

- #9-101 unit was sold at auction to the bank. The law firm is working on collecting funds that the bank now owes to the Association.

Committee Reports- New Owner Welcome: Reports were received from the Clubhouse, Safety, Social, Landscaping and Welcome Committees.

- Al Lipsetz is the Interim Chairperson of the Landscaping Committee until the end of January.
- Two new homeowners this month were recognized: Dennis Clark & Joanne Pagliuca #21-301 and Vincent & Jacqueline Milete #29-101
- Committee members were thanked for submitting their reports.

Management Report:

- **Document Rewrite:** The process has been initiated; it will be presented at the 2023 Annual Meeting.

Old Business:

- **Roofing Update:** Rein Mannik provided a brief report and indicated he was meeting with Elias Brother's tomorrow to discuss the painting project.
- **Painting Update:** Jerry Vincent will be coordinating a meeting between Aesthetics and Roofing Committee to discuss possible color on roofing and finalizing paint schemes.
- **Janitorial Bidding Update – Vendor Selection:** A meeting was held last Friday, November 12th with two of the three vendors that submitted proposals. Safe Home Care Services was chosen as the new Janitorial Contractor at a negotiated monthly contract rate of \$2,500.00.

A Motion was made by Ann Graham to approve Safe Home Care Services as the new clubhouse cleaning vendor at a monthly contracted rate of \$2,500.00. The Motion was seconded by Jerry Vincent and passed unanimously.

- **Comcast Box – Update by Ann Graham:** None
- **Summit Box – Update by Jerry Vincent:** None
- **Rules & Regulations Final Review:** The Board Members were provided with a clean version of the Rules & Regs which will be voted on at the Annual Meeting in January 2022. The finalized Rules & Regs will be included in the 2nd Notice of Annual Meeting to all members. A discussion was held between owners and the Board Members.
- Linda recommended a town hall meeting in February 2022 so that owners can share their thoughts and concerns about Avellino.

A Motion was made by Rein Mannik to finalize the draft Rules and Regulations as written in the packet. The Motion was seconded by Jerry Vincent and passed unanimously.

- **Fire Stairwell Update:** Still waiting on Elias Brother's to provide a proposal. Pure Electric has been instructed to do their portion of the work.
- **Power Washing Proposals:** Two proposals were requested on the various areas that require pressure cleaning. A discussion was held by the Board on the two proposals.

A Motion was made by Jerry Vincent to accept the Pelican Builders proposal in the amount of \$37,325.00 for the pressure cleaning of the walkways, driveways, 2nd & 3rd story balustrades, all land fountain bases, clubhouse entryway, clubhouse white decorative bands, mailbox kiosk & surrounding walkways & sidewalk, community entrance pillars, pedestrian gate area, 2nd & 3rd story building decorative accents. The Motion was seconded by Rein Mannik and passed unanimously.

- **Board Meeting Options:** The Board decided on going back to in person meetings. The first in person meeting will be on December 13th for the monthly Board Meeting.
- **Other:** Steve Sorett provided a brief update on the status of Citizen's Insurance Company.

New Business:

- **2022 Annual Budget – Review/Discussion/Payment Option Discussion:** A brief review of the general budget was provided with highlights of the areas in which there was significant change to the prior year budget. Since a full review of the proposed budget was conducted during the Budget Workshop, the floor

was opened to the Board and Members to ask questions or voice concerns they may have with regard to the proposed budget that was presented. No comments or questions were presented.

- **Adoption of 2022 Budget**

A Motion was made by Rein Mannik to adopt the proposed 2022 Budget as presented with a quarterly maintenance fee of \$2,750.00 and a onetime Special Assessment in the Amount of \$1,500.00 to offset the anticipated insurance premium increase for 2022. The Motion was seconded by Jerry Vincent and passed unanimously.

- **Consideration of a Special Assessment for the 2022 Adopted Fiscal Budget:** Consideration of a special assessment in the proposed amount of \$1,500.00 per unit to subsidize the 2022 Adopted Fiscal Budget. It is anticipated that any approved special assessment will be payable in one installment due on February 1, 2022 with a 5% late penalty applied to all accounts in which payment is not received within ten days of the due date. Each owner within each condominium will be responsible for their pro-rata share of the condominium specific assessment. All owners are responsible for the Commons Assessments.

A Motion was made by Jerry Vincent to levy a Special Assessment in the amount of \$1,500.00 per unit to subsidize the 2022 Adopted Fiscal Budget. It is anticipated that any approved special assessment will be payable in one installment due on February 1, 2022 with a 5% late penalty applied to all accounts in which payment is not received within ten days of the due date. Each owner within each condominium will be responsible for their pro-rata share of the condominium specific assessment. All owners are responsible for the Common Assessments. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Alarm Panel Repair / Replacement at Building 546:**

A Motion was made by Jerry Vincent to approve the EPS proposal in the amount of \$2,452.25 for the replacement of the fire alarm panel at 546 to be paid from Reserves. The Motion was seconded by Ann Graham and passed unanimously.

- **Other:** Rein Mannik discussed the removal of the tile on the sundeck at #16-301 due to water intrusion into #16-201.

A Motion was made by Rein Mannik to repair the #16-301 sundeck that is leaking in the amount of \$9,140 with a charge back to the owner of \$1,200 for the removal of the tile plus any additional repairs needed once the tile has been removed paid from Reserves. The Motion was seconded by Ann Graham and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:56pm.