

# *Avellino Isles Condominium Association, Inc*

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

November 16, 2020

Conducted Via Zoom Online Meetings

**Call to Order:** The Meeting was called to order at 3:03 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 October 26, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Linda Cataldi to waive the reading of the minutes and approve them. The Motion was seconded by Margo Vincent and passed unanimously.
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### **Management Report:**

- The draft CPA report has been obtained and is under review by John Dobra.
- Two Story Building Numbers: The stencils are in and Watermark will schedule the installation of the numbers
- Repair of Fire Doors: The schedule had to be postponed due to the rain. A new date will be provided by the vendor.
- Power washing of walkways, driveways and street gutters: Underway
- Restatement of Four Balance Sheet Items from Reserves to Operating: Recommendations were made by the Auditor that John and Cambridge Accounting are addressing in which four items currently listed as Reserve accounts are being moved to Operating.
- RFP Update: Only one proposal has been received to date.

**President's Report:** Steve Sorett provided a review of the status of the Hurricane Irma Insurance Claim.

**Vice President's Report:** Rein Mannik provided a review of the Roofing Project Committees progress.

### **Treasurer's Report:**

A Motion was made by Steve Sorett to approve the opening of an additional deposit bank account at Iberia Bank for the purpose of sweeping funds in excess of FDIC insurance limits into other bank accounts with each not to exceed the FDIC insurance limit. The Motion was seconded by Margo Vincent and passed unanimously.
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**Committee Reports:** The committees were thanked for providing reports and there were no questions from the Board of Directors.

## **Old Business:**

**Fire Stairwell Cleaning:** A proposal was obtained from Pelican Builders to upgrade the fire stairwells cleaning to add wet mopping.

A Motion was made by Margo Vincent to approve the addition of wet mopping the fire stairwells at a cost of \$630.00 per cleaning twice a year. The Motion was seconded by Linda Cataldi and passed unanimously.

**Open Deck Report:** To be discussed at the December Meeting.

## **New Business:**

**2021 Proposed Budget:** The proposed 2021 budget was presented to the membership in advance of the meeting per Florida Statute.

A Motion was made by Steve Sorett to adopt the proposed 2021 budget as presented. The Motion was seconded by Margo Vincent and passed unanimously.

**Updated Rules and Regulation:** The Board of Directors is considering a revision to the Rules and Regulations of the Community. The revision is specific to rule number 5.

A Motion was made by Linda Cataldi to revise rule number 5 to read as follows: Units were designed with space for 2 vehicles in each garage. A Unit Owner or Lessee may have no more than one permitted car or minivan parked overnight on their driveway. No trucks or vans, except for minivans, can be parked overnight in the driveway. The idea is to have all Unit Owners/Lessees utilize the unit garage for parking permitted vehicles, rather than parking on driveways. The Motion was seconded by Rein Mannik and passed unanimously.

## **Tabled Motions:**

### **Reserve Reports by Bill Mullins:**

A Motion was made by Linda Cataldi to approve Bill Mullins request for additional financial reporting for reserve accounting up to but not to exceed \$2,000.00 for the engagement of the development of the information based on a conversation with Bill Mullins. The Motion was seconded by Ann Graham and passed unanimously.

### **Roof Repairs and Funding:**

A Motion was made by Linda Cataldi to have Rein Mannik continue to oversee the roof repairs and to continue to pay for the repair out of the Insurance Proceeds Fund. The Motion was seconded by Ann Graham and passed unanimously.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 4:17 pm.

Avellino Isles  
Clubhouse Committee Report  
Rick Feldt  
12/16/2020

Clubhouse Complex is doing fine with a few exceptions. We still are having several residents that will not wear face coverings in the Fitness Center. We had to install a new spill over basin pump for the main pool when the existing pump failed, this was a emergency priority because the spill over is a major component to pool filtering because the pool doesn't have skimmers. This is a standard design for negative edge pools.

Entrance gate lighting is activated and I have had numerous compliments on the expanded lights on the palms.

## Buildings & Grounds Committee Report for November 2020

B & G activities continue to be focused in 3 areas currently. These include 1) Roof & Lanai Leaks (See Rein Mannik report), 2) Roof and Painting Project and 3) Miscellaneous issues.

- 1) Roof & Lanai Leaks – see Rein Mannik separate report
- 2) Roof and Painting Project - weekly meetings have been occurring. We had to separate presentations from Advanced Roofing and Colonial Roofing. Rein Mannik will issue detailed minutes from these informational meetings. Jerry Vincent has done extensive research on stone coated steel shingles which are currently the leading candidate to replace our tile roof system. Sample shingles have been placed in the Club House for interested parties to view. An Aesthetics committee has been formed to evaluate potential color scheme changes. They will meet with a paint specialist sometime in the coming weeks. A separate report will be issued when there is something to report. Next step for the Roof Project is to meet with an engineering firm. Up first is Forge Engineering.
- 3) Miscellaneous issues – multiple paver issues have been addressed.

The pavers power washing project was completed.

A new issue has surfaced when it was reported that water leakage into the fire escape stair well was causing damage to the electrical wiring and rusting the stairway. Investigation by Mike Zolidis and Heather verified this situation as needing immediate attention due to exposed wiring and rusting of the staircase structure. A survey of all 21 three (3) story buildings is in process to determine the extent of the problem in other buildings. In parallel an investigation into determining the source of the water intrusion is planned followed by corrective action to repair the damage.

Mike Zolidis, 9 December 2020.

# THE SUNSHINE COMMITTEE

The Avellino Board of Directors welcomes our newest committee.

This committee's goal is to bring an extra ray of sunshine to some of our neighbors in Paradise. It could be a phone call to someone living alone and not going out in COVID, a trip to the pharmacy for emergency medicines, a friendly hello visit, a home cooked meal when returning from the hospital. The list goes on and on.

**THERE IS A TIME TO GIVE.**

**THERE IS A TIME TO RECEIVE.**

If you would like to join this committee, great!

If you would like a little help, just let us know.

Ellen Mazzucco has volunteered to chair this committee.  
Please contact her at 239-272-1934 or email her at  
ellenmazzucco@hotmail.com

# LANDSCAPING REPORT - NOVEMBER - DECEMBER 2020

November and December have been maintenance months for landscaping. Trimming of the shrubs at the fronts of the buildings has continued.

Winds from the tropical storm in November hit some of our lovely trees across from the Mailbox Area. Leo Jr.'s came out and quickly staked them for support. We have had quite a few sprinkler repairs as well as lake fountain repairs.

The committee welcomes all our winter friends back to Avellino. We hope that you enjoy the new plantings and blooming flowers as well as the holiday decorations.

Linda Cataldi, Landscape Chairperson