

# *Avellino Isles Condominium Association, Inc*

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

November 18, 2019

Avellino Isles Clubhouse

595 Avellino Isles Cir., Naples, FL

**Call to Order:** The Meeting was called to order at 2:03 pm.

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

**Quorum of the Board of Directors:** Steve Sorett, Anne Graham, Margo Vincent and Linda Cataldi.

**Also, Present:** Heather Keel, CAM of Cambridge Management and Helen Ferrer, Property Administrator

**Approval of Prior Meeting Minutes:** Copies of the Meeting Minutes from the October 28, 2019 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Margo Vincent to waive the reading of the minutes and approve them as submitted. The Motion was seconded by Linda Cataldi and passed unanimously.

### **Management Report:**

- **Status of Oil Spill:** Trafford Pressure Cleaning is addressing and will be finished in an 8-week period.
- **Sign Regarding No Parking on Grass by Callbox:** The Camera Installation parts being installed in the next few weeks. Motion to approve "No Parking Sign" by callbox installation will be discussed before adjournment.
- **Next Meeting Date:** No meeting in December. Next meeting on January 6, 2020 and the Annual Meeting will be held end of January.
- **Annual Meeting Notice Reminder:** Meeting on January 27, 2020. First Notice of 60 Days going out next week. There are 3 seats up for re-election, Margo, Rein & Linda. Second Notice along with Proxy & Ballots being mailed in mid-January.
- **Collections:** 6-7 owners with Past Due Balances.

### **President's Report:** Steve Sorett reported on the following items:

- Vehicle tags & proximity cards were not working at the gate last Thursday, November 14<sup>th</sup>, 2019. If you have any issues in the future, please contact Cambridge Management at 239-249-7000.
- The electrical panel for pool and spa will need to be replaced.
- Residents using the grill area, fitness room or clubhouse please be sure to turn the lights off. Rick Feldt has received late night calls about the lights staying on at the clubhouse mainly by the grills.
- The sliders on the tables and chairs in the clubhouse main room should not be moved unless Helen Ferrer or Rick Feldt authorize.
- Clubhouse Reservation forms need to be submitted 14 days in advance to Helen Ferrer.
- The installation of the cameras at the gate and clubhouse being continued this week and through the beginning of next year 2020.

- The Insurance Renewal will be next year in 2020. No further information at this time.
- The Roof Claim is in and will be getting feedback from the adjusters in about one month.
- All water shut offs for buildings and clubhouse located thanks to Jerry Vincent.
- The pool gate latch continues breaking, will be obtaining a proposal to get it repaired.
- We have experienced many issues with various AC condensate lines being backed up. Dr. Kool was onsite and suctioned out all AC building drains with their truck. Proposals were obtained from Speedy AC, Watermark & Dr. Kool. Overall, all prices were close however, Dr. Kool is more effective as they use a truck that vacuums all drains.

A Motion was made by Margo Vincent to approve the Dr. Kool proposal. The Motion was seconded by Linda Cataldi and passed unanimously.

#### **Treasurer's Report: None**

#### **Committee Reports:**

- **ARC Committee** – None
- **Landscape Committee** - Margo Vincent discussed about getting all work done for the year paid. \$12,000 in plants have been put it around the buildings.
- **Lakes and Fountains**- Several reports of fountain lights being on and Margo Vincent discussed water quality.
- **Building / Structural Committee**- None
- **Legal**- Unit # 9-101 – Bank has it in Foreclosure. Steve will be meeting with counsel to discuss getting the bank to start paying Association fees.
- **Clubhouse Committee** – Rick Feldt discussed and requested approval of the Pure Electric proposal for the replacement of the pool & spa electrical panels in the amount of \$6,519.46. Also, discussed the New IQ proposal for the extra camera installations in the clubhouse (\$1,028.27) and gate (\$3,227.12) equaling \$4,255.39. Pure Water Pools provided a proposal for the 3 lights out in pool for \$347.94 , 2 lights out in spa for \$969.98 and for the repair of the 7 pool deck fountains not working for a few years \$2,100.

A Motion was made by Margo Vincent to approve the Electric Panel Replacement proposal. The Motion was seconded by Linda Cataldi. Abstained by Ann Graham.

A Motion was made by Margo Vincent to approve the Surge Protection for Clubhouse & Gate not to exceed \$4,000. The Motion was seconded by Linda Cataldi and passed unanimously.

A Motion was made by Linda Cataldi to approve Pure Water Pools proposals for the 7 deck fountain pump repairs (\$2100). The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Linda Cataldi to approve the Pure Water Pools proposal for the LED lights in pool & spa. The Motion was seconded by Margo Vincent and passed unanimously.

- **Safety Committee** – None
- **Social Committee** – A review of upcoming social events was provided by Lynn Hawkins.

- **Communication-** Ann Morrow has gotten the website up to date.
- **Governance-** Discussion on Rules & Regs approval for distribution.

#### **New Business:**

- **2020 Budget Adoption Approval** – Quarterly Fee of \$2,500 remaining the same for 2020. Coupons being mailed the first week of December 2019.

A Motion was made by Margo Vincent to approve the 2020 Budget. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Building Janitorial Contract-** Proposals obtained from Pelican Home Builders and Supreme General.
- **Land Fountain Contracts-** Proposals obtained from Architectural Fountains, Premier Pools, & Pelican Home Builders. Recommended to use Pelican Home Builders for Maintenance at \$1,000 and Architectural Fountains for parts/replacements. The 30-day Notice to Delta & Pure Pools will be mailed.

A Motion was made by Linda Cataldi to partially terminate the contract with Pure Pools. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Margo Vincent to approve the Pelican Builders contract for Land Fountain Maintenance. The Motion was seconded by Linda Cataldi and passed unanimously.

A Motion was made by Margo Vincent to approve the Architectural Fountains contract for parts/replacements. The Motion was seconded by Linda Cataldi and passed unanimously.

A Motion was made by Steve Sorett to terminate the Delta Janitorial contract for the buildings and engage Pelican Home Builders. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Other:** Cintas Fire Panel at 580 has been causing ongoing trouble signals and needs to be replaced. The proposal provided was in the amount of \$3,018.65.

A Motion was made by Linda Cataldi to approve Cintas Proposal. The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Margo Vincent to approve the “No Parking Sign” by the callbox. The Motion was seconded by Linda Cataldi and passed unanimously.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 5:06 pm.