

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

December 14, 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 November 16, 2020 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. The Motion was seconded by Linda Cataldi and passed unanimously.

Management Report:

- Repair of Fire Escape Doors on Three Story Buildings: Work is scheduled to begin on December 15, 2020.
- Annual Meeting Review: A recap of the Annual Meeting process was provided.
- Establishment of Sweep Account: Has been setup and is functioning.
- Fire Escape Stairwell Water Intrusion: It has been noted that there is water intrusion into soe of the fire escape stairwells. Evaluation of the condition and necessary repairs is pending.
- Two Story Numbering of Buildings: Has been completed on the rear of the buildings.

President's Report: Steve Sorett provided a review of the status of the Hurricane Irma Insurance Claim. Steve also encouraged Residents to wear masks, especially in the clubhouse where masks are required.

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

Committee Reports: The committees were thanked for providing reports and there were no questions from the Board of Directors.

Old Business:

Parking Rule Update: The second notice of Annual Meeting will include the Rule Change language and the Board will vote on the rule change at the Board Meeting on January 25, 2021.

Cintas Contract: A discussion of the Cintas contract was held resulting in the following motion:

A Motion was made by Steve Sorett to terminate the Cintas Agreement excluding the monitoring portion of the of the contract. The Motion was seconded by Ann Graham and passed unanimously.

New Business:

Mechanical Latch on Pedestrian Gate: Due to repeated damage to the pedestrian gate, as well as, non Avellino Residents walking their pets and not cleaning up after them within Avellino Isles, a discussion regarding installing a mechanical lock on the pedestrian gate was held.

A Motion was made by Linda Cataldi to approve Armor to complete the installation of a mechanical lock on the pedestrian gate. The Motion was seconded by Margo Vincent and passed with four in favor (Margo, Ann, Steve and Linda) and one opposed (Rein). Motion carried.

Replacement of Overspill Basin Pump: The pump failed and required replacement. Proposal for replacement is approximately \$2,000.00 and will be installed this week.

A Motion was made by Steve Sorett to ratify the expense of \$2,000.00 from the Operating Budget to replace the pump. The Motion was seconded by Margo Vincent and passed unanimously.

Establish the Sunshine Committee: The Sunshine Committee is being established to help provide aid to Avellino Isles resident who may have a specific need. This Committee's goal is to bring an extra ray of sunshine to some of 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, a home cooked meal when returning from the hospital. Ellen Mazzucco has volunteered to Chair the Committee.

A Motion was made by Linda Cataldi to establish the Sunshine Committee. The Motion was seconded by Ann Graham and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:32pm.