

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

December 17, 2018 at 3:20 PM
Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 3:20 pm.

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

Quorum of the Board of Directors: Rein Mannik, Steve Sorett, Ron Mazzucco and Bob Iorii.

Approval of Prior Meeting Minutes: The draft meeting minutes of the November 26, 2018 Board Meeting were provided to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to approve the November 26, 2018 Meeting Minutes. The Motion was seconded by Rein Mannik and approved unanimously.
--

President's Report: Ron Mazzucco provided a brief report that will be made available on the Avellino Website.

Treasurer's Report: The Treasurer's report will be posted on the Avellino Website once available.

Management Report: Heather Keel provided an update on the Collections, the finalization of the Ladies Room Renovation, leaks between units and presented Pressure Cleaning Proposal that will be voted on later in the agenda.

Committee Reports:

ARC Committee: There has been one ARC application submitted for approval. The application is for the installation of a vent in the kitchen of 20-201. The application was fully submitted with the appropriate documentation.

A Motion was made by Steve Sorett to approve the ARC application for the installation of a vent at unit 20-201. The Motion was seconded by Rein Mannik and passed unanimously.
--

Landscape Committee: Linda Cataldi provided an update on the landscape committee progress. The committee is finalizing the yearend expenses and a final report will be provided at a later date.

Lakes and Fountains: None

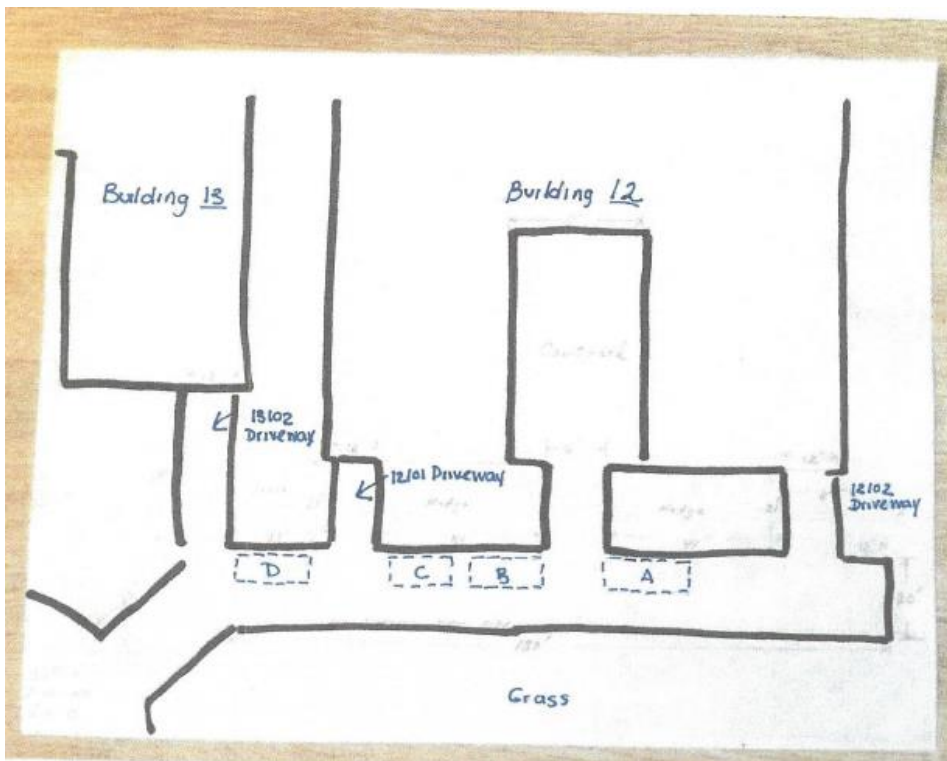
Insurance: On December 7, 2018 an Insurance Meeting was held with the Avellino Isles Insurance Agent, members of the committee and management. The Insurance Agent is preparing for the 2019 renewal.

Social: The social committee reported on the upcoming social events and thanked the volunteers who assisted throughout the year.

Building and Grounds: The committee provided an update on the Open Deck Project which is effectively completed. The committee is also working on additional items, such as, roofs and fire alarm panels in addition to countless other items.

A Motion was made Rein Mannik to form a joint Committee chaired by the legal committee and including the Building and Grounds Committee to review the files and information on the roof repairs made on the structures. The Motion was seconded by Steve Sorett and passed unanimously.

Building 12 Parking Resolution: The Board of Directors were presented with a parking issue on the access road in front of Building 12. In speaking with the Association's Attorney, it has been confirmed that the paver roadway in front of the building is an access road. A parking resolution has been proposed to address the limited space for parking at building 12 that does not restrict ingress and egress to the unit garages within the building. The parking resolution is to formally outline four parking spaces along the access road on the north side of the building. The parking spaces are to be located on the south side of the access road as pictured in the diagram below. A total of four parking spaces will be identified along the access roadway.



A Motion was made by Steve Sorett to approve the parking resolution for the access roadway located on the north side of building 12 in which four parking spaces will be marked along the south side of the access road to provide adequate parking for the buildings while not hindering the ingress and egress to the building or the unit garages. The Motion is to also include an expense up to but not to exceed \$1,000 for the purchase of appropriate signage and painting of white lines. The Motion was seconded by Rein Mannik and passed unanimously.

Clubhouse: The committee reported that the final items in the ladies' room have been identified and will be addressed. The committee is actively working on the Clubhouse Renovation Project which they will present to the Board of Directors at a future meeting.

Governance: None

Safety: The committee reported on the following items: the installation of a convex mirror at the curve, the upcoming CPR and AED training class and various other items they are currently addressing, such as, replacement of faded signage.

VCA: A brief report was provided and it was noted that Steve Sorett was elected to the VCA Board for a three year term.

Old Business:

Violations: The Board of Directors and management continue to address violations within the Community including leasing and occupancy violations.

Declaration Amendment – Leasing Policy: The Board of Directors have had the Association's Attorney prepare a proposed Amendment to the Avellino Isles Declaration that increases the minimum leasing period from 30 days to 90 days. The Amendment will be presented to the Membership for consideration at the 2019 Annual Members Meeting.

9-101: The Board of Directors continue to work with the Attorney on resolving the 9-101 abandoned unit situation. The Attorney has presented options for the Board of Directors to consider for moving forward.

New Business: None

Adjournment: With no further business to discuss, the meeting was adjourned at 5:02pm.