

Committee Name: Lakes

Chair: Jane Moore

Date June 2022

COMMITTEE REPORT

Committee Members: Nancy Zolidis, Marilyn Harris

The auto fill for the inner lake has survived being submerged in the recent tropical storm and is still functioning properly. Halleluja.

The last monthly maintenance service from Solitude should be some time this month. I have not yet received their monthly report. Superior Waterways is set up to pick up the monthly maintenance in July.

I have not seen the June bill from Solitude or the water bills from Vineyards Utilities. If the Solitude bill is set up to be paid without review, we should make sure not pay a July bill should one arrive. I would like to review the water bills to keep on top of the lake fill usage.

LANDSCAPE COMMITTEE REPORT

JUNE 2022

AL LIPSETZ CHAIR

1. A medjool palm on the pool deck appeared to be failing. An arborist, Ed Kaulbars, was brought in to determine viability. It was determined that the tree was infested, was not viable and needed to be removed before it spread to the other medjool palms. There were a total of 16 medjool palms on the pool deck and at the front gate. On an emergency basis and with Board approval, we contracted with the arborist to treat the remaining 15 to prevent the spread of the infestation and to provide semi-annual treatment thereafter. At the same time, on an emergency basis, Anchor tree company was hired to remove the dying tree immediately. Proposals from Leo Jr. for stump removal and tree replacement have been approved by this chairman and were forwarded to the Board President for action. Since the landscape committee budget has been essentially depleted by these, and other, unplanned expenses prior to this emergency, The Board will have to approve these extraordinary expenses.
2. The annual flowers near the clubhouse, front gate and mailboxes were removed and new plants have been planted. Decorative stone has been placed in the planters at the entrance of the pool sidewalk. This project had been previously approved by the Board.
3. The Venezia Grande construction project is underway. As part of the letter of agreement, our Leo Jr. manager has been tasked to observe any damage to our landscaping and communicate to Rein Mannik, the Board member overseeing this project as well as the landscape chair. Any charges will be the responsibility of Venezia Grande.

4. Several sod replacement areas were completed. Others are on hold until the drainage projects are completed. According to Leo Jr., those drainage projects are stymied until all the lines into the building from Comcast, Summit, etc. have been marked by those companies. Leo Jr. has asked that this be expedited more than once.
5. The annual oak tree, palm tree and tall hedge trimming was completed. This was within the landscape budget at the time and had been previously approved.
6. There are several outstanding requests from individual residents for dead plant removal & replacement mostly in the front of their buildings. Since the sod & plant replacement budget has essentially been used up by other emergencies and priorities, no action has been taken to date on these individual proposals. Proposals from Leo Jr. are being prepared for each of these homeowner requests and hopefully will be submitted to the Board President in time for submission in the package for the next Board meeting.

I will resign as Landscape Chair effective June 30 since I will be moving. New co-chairs have been selected and will be presented at the next board meeting. I want to thank the members of the landscape committee for their help and support. It's been my pleasure to work with them and with Linda Cataldi, our Board President.

One final note. One of the premier assets of Avellino Isles is its landscaping. If our community wishes to protect that asset there will have to be a greater investment than there has been historically. The current landscape budget is inadequate to even maintain our current

level of landscaping. Our landscape infrastructure is 15-20 years old and is beginning to age out. Emergencies or other priorities continue to use up the budget. A systematic budgeting approach to maintaining and improving our landscaping is needed if we wish to succeed in protecting this most valuable aspect of our real estate investment.

From: [Rick Feldt](#)
To: [Heather Keel](#)
Subject: RE: Avellino Isles - Committee Report Reminder
Date: Wednesday, June 22, 2022 9:55:44 AM

Good morning Heather,

I am in Vail and don't have a Committee Report form so please accept this email as my reports.

Clubhouse Complex; all systems are operating normally. Advanced Air just completed the biannual A/C maintenance. One item that is recommended to be replaced is the secondary drain pan on system 2 because it is getting close to rusting through.

Safety; residents should use extreme caution in the area where there are multiple construction vehicles parked on the street by the exit gate where the work is being completed on the Venezia Grande fountain.

Thanks,

Rick

Sent from my Samsung Galaxy S22+

----- Original message -----

From: Heather Keel <HeatherK@cambridgeswfl.com>
Date: 6/22/22 7:37 AM (GMT-07:00)
To:
Subject: Avellino Isles - Committee Report Reminder

Dear Committee Chair,

Please accept this email as a reminder that the Committee Reports need to be submitted by Thursday for the meeting next Monday.

Thank you,

Heather Keel

Community Association Manager (CAM)

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COMMITTEE REPORT – Date: Jun 2022

Committee Name: Communications

Chair: George Cox

Committee Members:

Annon Morrow

Barbara Graham

John Guthrie

===== Report =====

- Developed Communications Group Charter.
- Performed a directory audit and deleted non-resident names. Cleaned up several users with multiple entries due to forgotten user IDs.
- Used the Avellinolsles.com email forwarding feature to develop position-based email addresses so residents don't need to know the current Board member or Committee Chair names. e.g. Calendar@Avellinolsles.com, Landscape@Avellinolsles.com, AVPres@Avellinolsles.com, etc.
- We discussed the requirement of Florida statute 718.112 and required documents to be maintained on the HOA website. Appfolio is up and running and has some of the required documents on its site, as does avellinolsles.com. We believe the HOA needs to determine which one is the official repository per the state statute.
- We discussed several other ideas to enhance owner communication and will refine those over the summer.

Respectfully Submitted,

George Cox

