

AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 7, 2024

Directors Present: Bill Mullins, Ann Graham, Robert Horowitz, Rick Feldt and Lynn Hawkins
Representing Gulf Breeze Management Services Inc.: Cathy Avenatti, CAM

Cathy Avenatti called the meeting to order at 2:00pm and certified that a quorum was established.

PROOF OF NOTICE OF MEETING

Cathy Avenatti certified that the meeting was properly noticed with the agenda posted prior to the meeting.

APPROVAL OF THE PREVIOUS MINUTES

Motion: Rick Feldt made the motion to approve the Board Meeting minutes dated July 30, 2024. Lynn Hawkins seconded the motion. All were in favor and the motion passed.

Motion: Bill Mullins made the motion to approve the Special Members Meeting minutes dated July 30, 2024. Ann Graham seconded the motion. All were in favor and the motion passed.

President's Report

Housekeeping Reminders

- Issues with painting or roofing project, please contact either Elias or Advanced Roofing directly. Do not call the management company. Both vendors have a full time supervisor on site.
- Homeowner issues with regards to maintenance issues/requests, please put a maintenance request in through Appfolio.

Treasurer's Report

As of August 31, 2024

Operating Account	463,294.02
Roof Repair Litigation	175,528.27
Special Assess Carryover	138,336.69
 Total Operating	 777,158.98
 Reserves	
General	2,389,605.94
Roof Settlement	1,813,387.22
 Total Reserves	 4,102,073.67

Roofing and Painting Projects

Once the Projects are fully completed will give the Board a full accounting of the expenditures at a future Board meeting

Income Report

Currently on target to achieve overall budget. We have budget timing variances and line items better than budget offset by line items worse than budget.

2025 Budget

We are working on the 2025 budget process. We will meet with Finance Committee on 10/21 to review then on 10/28 we will hold a Community Budget Workshop session.

Budget Adoption and approval will take place at the Board meeting on November 18th

Director, Committee and Managers Reports

These reports were given by the Director and Committee Chairs:

- Painting and Roofing
- Light Fixture Update
- Main Entrance Gates
- Landscaping
- Clubhouse Complex and Safety

Managers Report

Two owners have an outstanding balance due to late fees. If they are not paid, they will be going to the attorney per the association documents.

NEW BUSINESS

2023 Audit Report – Cindy D’Artagnan

Motion: Bill Mullins made a motion for the board to approve the 2023 audited financial statement. Lynn Hawkins seconded the motion. All were in favor and the motion passed.

Proposal Approval

Motion: Bill Mullins made a motion to approve Blastmasters #1723 3-year contract in the amount of \$21,265.00. Rick Feldt seconded the motion. All were in favor the motion and passed.

Motion: Bill Mullins made a motion to approve the Juarez quote #2028803 in the amount of \$12,309 for landscaping to 21 of the 3 story building. There are numerous dead shrubs/areas in many of same places related to heavy rains, painting and roofing projects. Avellino will receive reimbursement for individual damages shrubs from vendors the same areas need to be upgraded as a holistic design/project. Rick Feldt seconded the motion. All were in favor and the motion passed.

Motion: Bill Mullins made a motion to approve the Expert Tree Care LLC proposal #1856 in the amount of \$15,615.00 for paver repairs/root remediation work which includes 10 buildings at this point. Further assessment of other buildings in progress. Rick Feldt seconded the motion. All were in favor and the motion passed.

Motion: Bill Mullins made a motion to approve the Landscape Renovation – Complete 6 more buildings at an average cost of \$4000. This will complete 29 of the 39 buildings with the new upgrade program. Remaining 10 buildings to be completed and recommended for funding during the 2025 budget process. Rick Feldt seconded the motion. All were in favor and the motion passed.

Open Deck Waterproofing Project

This project is budgeted in the Reserve study and will be completed over the next 3 months.

Clubhouse Door

Motion: Rick Feldt made a motion to approve the Elias proposal to replace the clubhouse door in the amount of \$24,250.00. This expenditure is in the Reserve study 3 years out, but the door needs to be replaced now. Bill Mullins seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

No old business was discussed.

ADJOURNMENT

Rick Feldt made a motion to adjourn the meeting at 2:37pm. Ann Graham seconded the motion. All were favor and meeting was adjourned.