

# *Avellino Isles Condominium Association, Inc*

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

January 28, 2019 Immediately Following Annual Meeting  
Avellino Isles Clubhouse  
595 Avellino Isles Circle, Naples, FL

**Call to Order:** The Meeting was called to order at 5:12 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 Margo Vincent.

**Also Present:** Heather Keel, CAM of Cambridge Management

**Approval of Prior Meeting Minutes:** A copy of the December 28, 2018 Board of Directors Meeting Minutes were presented to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to waive the reading of the December 28, 2018 Meeting Minutes and to approve them as submitted. The Motion was seconded by Rein Mannik and passed unanimously.
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**Management Report: None**

**Treasurer's Report: None**

**President's Report: None**

**Committee Reports:**

- **ARC Committee** - None
- **Landscape Committee** – Report was provided during the Annual Members Meeting.
- **Lakes & Fountains Committee** – Report was provided during the Annual Members Meeting.
- **Social & Communication Committee** – Report was provided during the Annual Members Meeting.
- **Building / Structural Committee**
  1. Open Deck Project Update – Report was provided during the Annual Members Meeting.
  2. Access Road Parking Resolution – Building 12 – No discussion was held regarding this subject and was tabled until a later date should it need to be revisited.
- **Clubhouse Committee** – Report was provided during the Annual Members Meeting.
- **Governance Committee** – None
- **Safety Committee** – Report was provided during the Annual Members Meeting.

- **Insurance Committee** – None
- **VCA Committee** – Report was provided during the Annual Members Meeting.

#### **Old Business:**

**Violations:** The Association continues to monitor violations within the community.

**9-101:** An update on the collection's efforts and the condition of this unit were discussed. The Association will continue to aggressively address the issues at this unit until resolved. There is a mortgage on the unit but no foreclosure action has been filed to date.

A Motion was made by Steve Sorett to instruct the Attorney to begin foreclosure action on unit 9-101. The Motion was seconded by Rein Mannik and passed unanimously.

#### **New Business:**

##### **Homeowner Request 6-301:**

A Motion was made by Steve Sorett to deny the request of the 6-301-unit owner. The Motion was seconded by Rein Mannik and passed unanimously.

#### **Appointment of Director:**

A Motion was made by Margo Vincent to appoint Ann Graham to the open position on the Board of Directors. The Motion was seconded by Rein Mannik and passed unanimously.

#### **Election of Officers:**

A Motion was made by Margo Vincent to appoint the following slate of Officers for 2019:

President: Ron Mazzucco

Vice President: Steve Sorett

Secretary: Margo Vincent

Treasurer: Adam Monks – Non-Board Member Treasurer

Director: Rein Mannik

Director: Ann Graham

The Motion was seconded by Rein Mannik and passed unanimously.

#### **Roof Inspections:**

A Motion was made by Rein Mannik authorize the Board of Directors to enter into an agreement with Elias Brothers to inspect the Avellino Isles roofs in conjunction with the Insurance Inspection at no cost. The Motion was seconded by Steve Sorett and passed unanimously.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 5:34 pm.