

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes – Organizational Meeting

January 25, 2021

Conducted Via Teleconference

Call to Order: The Meeting was called to order at 4:22 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

Announcement of Officers: **President:** Linda Cataldi
Vice President: Rein Mannik
Secretary: Margo Vincent
Treasurer: Ann Graham
Director: Steve Sorett

Adjournment: With no further business to discuss, the meeting was adjourned at 4:26 pm.

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Approval of Prior Meeting Minutes: Copies of the Meeting Minutes from the December 14, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to waive the reading of the minutes and approve them as submitted. The Motion was seconded by Rein Mannik and passed unanimously.

Management Report:

Update on Trafford Pressure Cleaning of Hydraulic Spill by Leo Jr: A proposal was requested from Trafford Pressure Cleaning to address the stains on the pavement by the mailboxes and at building 591.

Update on Fire Escape Door Repair: Watermark Redevelopment completed the Fire Escape Door Repairs last week.

Update on Water Damage in Fire Escape Stairwells: Watermark notated a couple of locations in which water damaged the fire escape stairwells. A proposal will be obtained for the repairs as an electrician will also be needed.

Update on Replacement Number Keys at Call Box: The replacement number that were fading have been replaced.

Update on Gate Camera Capturing Pedestrian Gate Area: New IQ will be adjusting the Gate Camera capturing the pedestrian gate area.

Pedestrian Gate Lock and Code: The pedestrian gate lock has been installed and a code provided to all residents in Avellino for access.

Onsite Office Hours: After February 10th, Helen will begin her regular onsite hours at the office in the clubhouse on Monday, Wednesday & Fridays from 8:00am – 11:00am.

Old Business: None

New Business:

Insurance Renewal Update: Policy renewals are coming soon.

Adoption of Amended Rule Regarding Parking: An amendment to the Avellino Isles Rules and Regulations was sent to the Members in advance of the meeting. The new language for the Rule 9(B)(5) is as follows:

9. Parking B. (5) Units were designed with space for 2 vehicles in each garage. A Unit Owner or Lessee may have no more than one permitted car or minivan parked overnight on their driveway. No trucks or vans, except for minivans, can be parked overnight in the driveway. The idea is to have all Unit Owners/Lessees utilize the unit garage for parking permitted vehicles, rather than parking on driveways.

A Motion was made by Margo Vincent to adopt the new Parking Rule as amended and presented. The motion was seconded by Steve Sorett and passed unanimously.

Approval of 2020 Financial Audit Letter of Engagement with Cindy D'Artgnan: During the Annual Members Meeting, Cindy D'Artgnan noted that she has a tentative completion date of April 30, 2021 and the Board of Directors established a not later date of September 1, 2021.

A Motion was made by Steve Sorett to approve the 2020 Financial Audit Letter of Engagement with Cindy D'Artgnan. The motion was seconded by Rein Mannik and passed unanimously.

Approval of New Cintas Contract:

A Motion was made by Ann Graham to approve the Cintas Fire Protection Services Agreement of \$10,200 a year. The motion was seconded by Margo Vincent. and passed unanimously.

It was noted that EPS and Kazar will continue to complete repairs to the fire safety systems.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:05 pm.