

# *Avellino Isles Condominium Association, Inc*

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

February 26, 2018 at 4 PM  
Avellino Isles Clubhouse  
595 Avellino Isles Circle, Naples, FL

Call to Order / Certify Quorum: The meeting was called to order by Ron Mazucco at 4:00 pm.

A Quorum of the Board of Directors was established with the following Board Members present: Ron Mazucco, Bob Iorii, Rein Mannik, Steve Sorett and Margo Vincent.

Also Present: Adam Monk, Treasurer and Heather Keel of Cambridge Management.

Proof of Notice: Notice was posted in accordance w/ FL Statute.

A Motion was made by Rein Mannik to waive the reading of the February 13, 2018 Board Meeting Minutes and to approve them as submitted. The Motion was seconded by Steve Sorett and passed unanimously.

A Motion was made by Margo Vincent to appoint Adam Monk as a Non Board Member Treasurer. The Motion was Seconded by Rein Mannik and passed unanimously.

Treasurer's Report: Adam Monk presented his findings in his comparison from 2010 through 2017. Adam also presented a review of the replacement funds from 2010-2017. It was also noted that a finance committee has been established to assist in the financial stability of the community.

President's Report: Ron Mazucco provided a general review of the meeting. Ron also noted that the Board is still researching and developing the loss assessment amount. A town hall meeting will be held for the purpose of providing additional information regarding the Hurricane Irma expenses and the potential plan of action to restore the community.

Management Report: Heather Keel, CAM reported on the management transition.

Old Business:

Front Gate: The front gate repair plan is underway. The following Motions results:

A Motion was made by Reign Mannik to move forward with the services of New IQ to repair and provide maintenance on the entry gates and entry access system. The Motion was seconded by Margo Vincent and passed unanimously.

A general update on the status of the gate repair was also provided with the three options provided by the gate vendor.

A Motion was made by Rein Mannik to repair the existing gates and hinges at a cost of \$4,475.00. The Motion was seconded by Bob Iorii and passed unanimously.

A description of the RFID system was presented.

A Motion was made by Rein Mannik to install the RFID system to replace the existing bar code system at a cost of \$8,900.00. The Motion was seconded by Margo Vincent and passed unanimously.

It was noted that a slow down sign will be installed at the front entrance until the gates are back in proper working order.

Lint Out: Management is working with the vendor to address the oil stains on the driveways.

Front Entry Lights: Margo Vincent presented the front gate entry light repair. The cost to replace the eleven entry lights is approximately \$39,000.00 and the lights are inferior in design to the existing lights. The cost to repair the eight of the existing fixtures is \$1,500.00. There is also the cost of electrical repair of \$7,975.00. It was also noted that the bulbs will be replaced with LED bulbs.

A Motion was made by Margo Vincent to repair the eight fixtures by the front entry gate at a cost of \$1,500.00 and complete the electrical work at a cost of \$7,975.00. The Motion was seconded by Rein Mannik.

Due to homeowner concerns and questions the Motion was tabled until the March 12, 2018 Meeting.

VCA Representative:

A Motion was made by Bob Iorii to re-appoint Rick Horner as the VCA Avellino Isles representative. The Motion was seconded by Rein Mannik and passed unanimously.

Board Calendar: The calendar is being created. Board Meetings will be held on the fourth Monday of each month at 3:00 PM.

Website: Ann Morrow has been working on redoing the website.

Open Deck Project: Rein Mannik and the Open Deck Committee have been working to revise the existing scope of work for the project. As soon as the scope is revised, the project will go out to bid.

A Motion was made by Rein Mannik to include the 16-302 sundeck with the open deck project for the purpose of the work completion only. The Motion was seconded by Steve Sorett and passed unanimously.

#### New Business:

Pool: The pool filtration system went out and the pool was closed for a few days as a result. PureWater Pools has made a temporary repair to the system and a replacement proposal is being provided.

Inner Lake Fountains: The inner lake fountains are set to a staggered sequence for the on/off timing.

A Motion was made by Margo Vincent to accept the staggered sequence of the inner lake fountain (4,1,6,2,5,3). The Motion was seconded by Steve Sorett and passed unanimously.

Reinstatement of Fountain and Lake Vendors: Aquatic Systems has not performed their contractual duties which resulted in the following motion:

A Motion was made by Steve Sorett to communicate the dissatisfaction of the lack of contractual services and breach of contract, as well as, to initiate the termination of the contract as outlined within the contract. In addition, for Management to contract with the prior lake fountain company or its subsidiary on behalf of Avellino Isles. The Motion was seconded by Margo Vincent and passed unanimously.

A Motion was made by Steve Sorett to communicate the dissatisfaction of the lack of contractual services and breach of contract, as well as, to initiate the termination of the contract as outlined within the contract. In addition, to contract with Lake Masters or its subsidiary. The Motion was seconded by Margo Vincent and passed unanimously.

#### Committee Reports:

Clubhouse Committee: The committee is recommending the tinting of the windows in the main room of the clubhouse to reduce the afternoon glare. They will be presenting their findings at the next meeting.

Social Committee: A review of the upcoming events was provided.

Landscape Committee: Three new members were added to the committee and met in February for their first meeting. The Committee requested \$1,000.00 for the installation of flowers.

A Motion was made by Steve Sorett to approve the expenditure of \$1,000.00 for the installation of flowers. The Motion was seconded by Margo Vincent and passed unanimously.

Golf Cart: Margo noted that the Associations golf cart was sold in the month of February without Board approval. A replacement golf cart is needed and resulted in the following Motion:

A Motion was made by Margo Vincent to purchase a used golf cart at a cost of approximately \$2,800.00. The Motion was seconded by Steve Sorett and passed unanimously.

The next meeting that is scheduled is March 12, 2018 at 3:00 PM.

Adjournment: With all business complete, motion to adjourn was approved by all and the meeting ended at 5:53 pm.