

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

March 25, 2019

Avellino Isles Clubhouse

595 Avellino Isles Circle, Naples, FL

Call to Order: The Meeting was called to order at 3:15 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, Anne Graham and Margo Vincent.

Also Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: A copy of the February 12, 2019 Board of Directors Meeting Minutes were presented to the Board of Directors in advance of the meeting.

A Motion was made by Margo Vincent to waive the reading of the February 12, 2019 Meeting Minutes and to approve them as submitted. The Motion was seconded by Rein Mannik and passed unanimously.

President's Report: In the absence of Ron Mazzucco, Steve Sorett provided a President's report. Homeowners were advised that the 'Closing Your Unit' check list will be distributed, to be sure to have their HVAC systems checked at least once per year and about the ongoing issue with parking violations

Treasurer's Report: Adam Monks reported on the Association Financials for the prior month. Adam noted that the Finance Committee has moved some of the longer-term CDs to shorter one-year terms. Overall the community is in a good financial position.

Insurance – Roof Assessment: Steve Sorett provided an update on the Roof Assessment and potential insurance claim for damages caused to the roofs during Hurricane Irma.

Committee Reports:

- **ARC Committee** - None
- **Landscape Committee** – The committee provided a report in which it was noted that the five fox tail palms were installed at the expense of the neighboring community to shield light from Avellino Isles unit lights. It was also noted that fertilization will be taking place and that the Oak Trees will be trimmed in March.
- **Lakes & Fountains Committee** – A discussion regarding the lake bank erosion and lake aerators was held and the projects will not move forward until further research can be completed.
- **Social & Communication Committee** – A report on upcoming social events was provided.

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- **Legal Committee** – Unit 9101 continues to be monitored and the Committee is working with outside council to aggressively try to get the unit cleaned up and the collection efforts moving. The Mortgage Holder has officially filed a Mortgage Foreclosure on the unit. The Attorney and Association continue to work with Collier County Code Enforcement regarding the interior condition of the unit.
- **Building / Structural Committee** - The committee provided an update on the Water Shut Off Valve Marking project that is currently underway. Nearly all valves have been located.
- **Clubhouse Committee** – The Committee is currently awaiting the results of the material alteration results to determine if the project will move forward.
- **Governance Committee** – None
- **Safety Committee** – Rick Feldt reported on the current status of the committees work and noted that the new mirror seems to be helping. In addition, a speeder in the community has been identified and the violation process will begin.
- **Insurance Committee** – The Associations Insurance has been renewed.
- **VCA Committee** – Rick Horner provided a recap of the VCA Meeting.

Old Business: None

New Business:

Pool Issues: Anne Graham reported on the ongoing issues at the pool in which there are a lot of guests who are not following the pool rules properly and causing displeasure to others at the pool. There have also been instances of abusive behavior at the grill area. Policies to address these issues are being worked on and solutions to minimize these occurrences.

The Board of Directors Meeting was temporarily suspended at 4:30 pm so that the Special Members Meeting could be reconvened.

The Board of Directors Meeting was reconvened at 4:54 pm.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:55 pm.