

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

March 26, 2018 at 3:00 PM
Avellino Isles Clubhouse
595 Avellino Isles Circle, Naples, FL

Call to Order / Certify Quorum: The meeting was called to order by Ron Mazzucco at 3:00 pm.

A Quorum of the Board of Directors was established with the following Board Members present: Ron Mazzucco, 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 mailed and posted in accordance w/ FL Statute.

Minutes: Copies of the minutes were provided to the Board of Directors in advance of the meeting.

A Motion was made by Steve Sorett to approve the February 26, 2018 and March 12, 2018 Meeting Minutes as submitted. The Motion was seconded by Bob Iorii and passed unanimously.

President's Report: Ron Mazzucco provided a general review of the meeting and the committee chairpersons.

Treasurer's Report: Adam Monk noted that he is working with Cambridge on getting the financials together and corrected.

Committee Reports:

Governance Committee: Chairman, Bill Howey provided a review of the expectations of the committee which is still being formed and seeking volunteers.

ARC Committee: Chairman, Rein Mannik noted that the ARC Committee has been formed and applications are being reviewed.

Safety Committee: Chairman, Rick Felt noted that the safety committee has reconvened and will be seeking ways to improve safety within the community and will review and develop a disaster plan.

A Motion was made by Bob Iorii to require Leo Jr. to park the trucks and trailers in the cul-de-sac to not create a traffic and safety issue at the gate entrance. The Motion was seconded by Steve Sorett and passed unanimously.

Social Committee: Chairwoman, Ann Marrow provided an update on the upcoming social events.

Lakes and Fountains Committee: Chairman, Mike Goldstein referred to Margo Vincent who reported that the change in vendor that was previously approved. The lakes have been treated, the timers changed and the fountains cleaned. The lights are to be addressed this upcoming week.

Landscape Committee: Chairwoman, Debbie Hamilton provided an update on the committee's actions and inspections.

Building and Maintenance Committee: Chairman, Rein Mannik reported that the committee is seeking additional members. Rein also provided an update on the status of the open deck project.

VCA: Avellino Isles Representative Rick Horner provided an update on the last VCA meeting.

Manager's Report:

Pool Filtration Pump: Requires replacement as it is failing.

A Motion was made by Steve Sorett to approve the replacement of the pool filtration pump at a cost of \$6,800.00 by PureWater Pools. The Motion was seconded by Margo Vincent and passed unanimously.

Cintas Repairs: Post inspection repair proposals were provided to correct minor issues.

A Motion was made by Bob Iorii to approve the Cintas proposals in the amount of \$1,731.04. The Motion was seconded by Steve Sorett and passed unanimously.

Clubhouse HVAC 7.5 Ton Unit Replacement: The 7.5 ton HVAC unit in the clubhouse has failed and requires replacement. Multiple proposals were received and management has recommended Speedy Air who provides the maintenance and historical service on the units.

A Motion was made by Steve Sorett to approve the Speedy Air bid in the amount of \$12,494.00 for the replacement of the 7.5 ton unit. The cost is to be paid from Reserves. The Motion was seconded by Bob Iorii and passed unanimously.

Spa and Fountain Repairs: The Spa strainer pump, the clubhouse fountain #3 and the fountain at building 558 all require repairs at a cost of \$1,650.00.

A Motion was made by Margo Vincent to approve the repairs by PureWater Pools at a cost of \$1,650.00. The Motion was seconded by Rein Mannik and passed unanimously.

Old Business:

Website Review: Postponed until April 26, 2018.

Gate Restoration: Cory from New IQ was present to provide information on the gate restoration project due to the damages caused by Hurricane Irma. Heather Keel and Cory answered homeowner questions regarding the restoration time line and overall project.

Front Entrance Light Restoration: The restoration of most of the lights at the front entrance due to damages caused by Hurricane Irma has been completed.

New Business:

Discussion of Hurricane Repairs: A discussion of the hurricane repairs and expenses were discussed at length in addition to the impact of the 2017 and 2018 budgets. A loss assessment is necessary to recoup some of the funds in order to restore the community. The Board completed a presentation on the overall impact of Hurricane Irma on the Avellino Isles. Steve Adamczyk, the Avellino Isles Attorney was present to assist in answering homeowner questions.

Consideration of Loss Assessment: Consideration of a special loss assessment in the proposed amount of \$3,000.00 per unit (\$594,000.00 total) to fund emergency repairs and mitigation needed due to damage sustained by Hurricane Irma including, but not limited to, wind and rain damage to roofs, drywall, insulation, lanai frames, lanai screens, windows, soffits and fascia, as well as, to the pool and Clubhouse amenities areas. It is anticipated that any approved special loss assessment will be payable in one installment due on June 30, 2018. Each owner within each condominium will be responsible for their pro-rata share of the condominium specific assessment. All owners are responsible for the Commons Assessments.

A Motion was made by Steve Sorett to levy a loss assessment in the amount of \$3,000.00 per unit (\$594,000.00 total) to fund emergency repairs and mitigation needed due to damage sustained by Hurricane Irma including, but not limited to, wind and rain damage to roofs, drywall, insulation, lanai frames, lanai screens, windows, soffits and fascia, as well as, to the pool and Clubhouse amenities areas. It is anticipated that any approved special loss assessment will be payable in one installment due on June 1, 2018. Each owner within each condominium will be responsible for their pro-rata share of the condominium specific assessment. All owners are responsible for the Commons Assessments. The Motion was seconded by Margo Vincent and passed unanimously.

Adjournment: With all business complete, motion to adjourn was approved by all and the meeting ended at 5:39 pm.