

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

March 30, 2020

Conducted Via Teleconference

Call to Order: The Meeting was called to order at 3:02 pm.

Notice of Meeting: Notice of the meeting was posted in accordance with FL Statute 718.

Quorum of the Board of Directors: Steve Sorett, Ann Graham, Margo Vincent, Linda Cataldi & Rein Mannik.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes from the February 24, 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 with noted changes. The Motion was seconded by Linda Cataldi and passed unanimously.

Management Report:

- The initial inspection to repair the Fire Escape doors was completed, price is costly.
- The cleanout of the water shut off valves for the buildings was completed in March.
- The condensate line cleaning was completed in November 2019 and it will be completed again in May 2020.
- We will be placing the building numbers on the back of the two-story buildings with something less visible and as discrete as possible.

President's Report: Steve Sorett reported on the following items.

- Greg Gruber was presented as the Chair of the Buildings & Grounds Committee in place of Mike Zolidis.

Treasurer's Report: John Dobra reviewed the prior month financials. The full Treasurer report is available on the website for further review.

Vice President's Report: Rein Mannik reported on Open Decks (53 unfinished).

- All decks that were included in the deck resealing project will be getting resealed in five years.
- There were 15 open decks last year that had new waterproofing installed, there are 25 left.
- A few sewer blockages were reported.

Committee Reports:

- **ARC Committee** – None
- **Landscape Committee** – Margo Vincent provided an update on Landscaping

- **Lakes and Fountains-** Margo Vincent provided a general review of the condition of the lakes.
- **Building / Structural Committee-** Greg Gruber and the committee met in the middle of March to discuss the items listed below.
 1. Window frames around windows that are rotting.
 2. Light fixtures on buildings, replacing or repainting project.
 3. Power washing of balustrades & marble trim work on clubhouse
 4. Fire hydrants need to be repainted
 5. Lanai Screens – bolts have rusted in the last few years, also some screws attaching screening.
 6. Fire control panel at building 566 – contractor was onsite and reported loose wires which were causing intermittent beeping.
 7. Water usage issue – there are two lines coming into Avellino, still researching what could be causing the overage.

A Motion was made by Rein Mannik to approve the proposal for the open deck repairs at 542 Avellino Isles Cir. #10202. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Legal-** Unit # 9-101 – by end of the year hopefully dues getting paid.
- **Clubhouse Committee–** Rick Feldt gave an update on the pool temperature. Also, provided was an update on the security cameras- all finished. Rick has been checking/walking the clubhouse complex daily and everything looks normal.

A Motion was made by Steve Sorett to approve the Gym Source proposal for the repair of the two treadmills in the fitness room. The Motion was seconded by Linda Cataldi and passed unanimously.

- **Social/Welcoming Committee** – A report by Lynn Hawkins was read by Linda Cataldi
- **Communication-** None
- **Safety Committee** – None
- **Insurance** – None
- **Governance** – None
- **VCA-** Social Distancing due to COVID-19 may reduce staffing at the Vineyards South Gate.

Old Business:

A Motion was made by Steve Sorett to approve the ABC Fire Extinguisher Deficiencies repair quote in the amount of \$1164.00. The Motion was seconded by Linda Cataldi and passed unanimously.

New Business:

- A discussion was held on the repainting of light fixtures as the painting is peeling off.
- The clubhouse and Amenities had to close due to COVID-19 and to prevent exposure.
- Vendors will be authorized to work on Sundays.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:16 pm.