

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

May 30, 2018 at 3 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 Iorri, Rein Mannik, Margo Vincent and Steve Sorrett.

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 April 16, 2018 Board Meeting Minutes and to approve them as submitted. The Motion was seconded by Steve Sorrett and passed unanimously.

Treasurer's Report: Adam Monk reported on the April Financial status of the community.

Additionally, Adam noted that he and management are working with the Auditing Firm on the completion of the 2017 Financial Audit.

A Motion was made by Margo Vincent to refund the Reserves \$200,000.00 from Operating that was borrowed after Hurricane Irma. The Motion was seconded by Rein Mannik and passed unanimously.

Management Report:

Collections: Of the fourteen late letters mailed to owners for the April 1, 2018 Quarterly, there remains five unpaid owners. Intent to Lien letters are scheduled to be mailed on May 31, 2018 to any homeowner with an unpaid quarterly assessment.

Gate Closing Update: Century Link has installed the Dmark and New IQ ran the new wiring. In testing the new equipment they found that a lightening strike or major surge has caused damage to the IO Board and possibly the tray reader. They are testing the other components to try to identify what all is damaged and are providing a proposal. I contacted Dave Sumner to check on coverages.

Gate Access: Helen continues to contact owners who did not respond or collect their gate access information during the gate access distribution sessions and days following.

Rental Violation(s): There are two rental violations that are being addressed. Both violations have been sent letters by the Attorney and both have received responses from the owners. We will continue to address this issue toward resolution.

Guest Policy: Management has initiated a guest policy for consideration to help close gaps in the rental policy and to better understand who is in residence during an emergency or natural disaster.

Oil on Paver (Lint Out): Lint Out is seeking replacement pavers to replace those stained by oil during the dryer vent cleaning project.

President's Report: Ron Mazzucco thanked Linda Cataldi and Rick Feldt for all of their hard work. Ron also noted that the Board of Directors and Management will be working to tighten the leasing policy and establish a guest policy.

Committee Reports

ARC:

A Motion was made by Margo Vincent to approve the ARC application at 537 Avellino Isles Circle, Unit 31102 which includes the removal of the bathtub and installation of a closet. The Motion was seconded by Rein Mannik and passed unanimously.

Landscape: Linda Cataldi reported on phase I and II of the planting installation plan. The Committee is preparing for the additional phases. Margo Vincent presented the Phase I and II plan for the owners present.

A Motion was made by Margo Vincent to approve Leo Jr. Invoices 10880 and 10920 in the total amount of \$19,905.00 for the completion of Phase I. The Motion was seconded by Steve Sorrett and passed unanimously.

A Motion was made by Margo Vincent to approve pine straw mulch as represented in Leo Jr. estimate 10925 in the amount of \$4,050 to be installed on the sides and rear of the buildings. The Motion was seconded by Steve Sorrett and a vote was taken with four Board Members (Margo, Ron, Rein and Steve in favor) and one opposed (Bob). The Motion passed.

A Motion was made by Margo Vincent to approve the purchase of two additional trees that are part of Phase IV and V as represented on Leo Jr. estimates 10956 and 10955 for \$950.00 each. The Motion was seconded by Steve Sorrett and passed unanimously.

Lakes and Fountains: The lakes are full and in stable condition.

Social and Communication: Ann Morrow reported on upcoming social events.

Building Structural: The Committee continues to work on the open deck project. Details on finalizing the contract is currently being done.

Clubhouse: The Committee is working on the putting together numbers for the future budget and a discussion regarding the camera system was also held.

Governance: Bill Howey provided a report on grills and the storage of gas in condominiums.

Safety: Rick Felts reported on the Hurricane Plan that the committee has developed.

Insurance: Steve Sorrett noted that the Community's Agent has suggested supplementals to the policy that would have increased coverages for mold, sewer and a few other items at an additional cost of \$1,951.00.

A Motion was made by Steve Sorrett to add the additional coverages. The Motion was seconded by Margo Vincent and passed unanimously.
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Old Business:

Lake Bank Erosion: Steve Sorrett discussed the Master Associations plan on action for the lake bank erosion issue. More information will follow as it becomes available.

Community Survey: The results of the community survey are in and Bill Morgan reviewed them for everyone present. A copy of the results of the survey will be posted on the website.

Roof Cleaning: Tabled, waiting on one additional proposal.

The next meeting that is scheduled is June 25, 2018 at 3:00 PM.

Adjournment: With all business complete, motion to adjourn was approved by all and the meeting ended at 5:43 pm.