

Avellino Isles Condominium Association, Inc

Board of Directors' Meeting Minutes

July 27, 2020

Conducted Via Teleconference

Call to Order: The Meeting was called to order at 3:03 pm.

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

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

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes: Copies of the Meeting Minutes from the July 9, 2020 Board Meeting was provided to the Board of Directors in advance of the meeting.

A Motion was made by Margo Vincent to waive the reading of the July 9, 2020 minutes and approve them. The Motion was seconded by Linda Cataldi and passed unanimously.

Update on Hurricane Irma Insurance Claim by Brian Cross:

- An update was provided on the appraisal process and what is expected for the next few months.

Management Report:

- Stencils for back of 2 Story Buildings: Stencils have been ordered but not yet received. The installer will install once received.
- Interior Cintas Repairs Already Completed: Work was completed in July.
- Elias Sod Damage – Already Deducted from Payment: \$900 deducted from Elias Brother's invoice.
- Fire Escape Cleaning with Wet Mop: Pelican Builders is doing it at no extra cost.

President's Report: Steve Sorett discussed the budget season coming and Insurance Policy increasing this year.

Vice President's Report: Rein reported on a few items.

Old Business:

Pressure Cleaning of the Second Story Balustrades:

A Motion was made by Steve Sorett to approve the Safe Home Care proposal at a cost of \$9,600.00 to clean the 120 second story balustrades facing the street. The Motion was seconded by Margo Vincent and the vote passed with four members in favor (Steve, Margo, Linda, Ann) and one opposed (Rein).

Board Approval of Updated Rules & Regulations on Generators:

A Motion was made by Margo Vincent to adopt the Updated Rules & Regulations on Generators. The motion was seconded by Linda Cataldi and passed with four members in favor (Steve, Margo, Linda & Ann) and one opposed (Rein).

Building & Grounds Committee Recommendation to Repaint Light Fixtures:

A Motion was made by Linda Cataldi to accept all research that the Building & Grounds Committee has done on repainting of light fixtures instead of replacements. The motion was seconded by Margo Vincent and passed unanimously.

RFP for Fire Protection: Ann Graham is in the process of writing an RFP.

Indemnification Agreement Specific to Generators: Owners with generators installed in the future will have to complete the ARC application and sign an Indemnification form.

A Motion was made by Steve Sorett to adopt the Indemnification Agreement Specific to Generators. The motion was seconded by Margo Vincent and passed unanimously.

Landscape: Margo requested approval on a few Landscape proposals.

A Motion was made by Margo Vincent to approve Leo Jr. proposal # 18133 in the amount of \$4,125 for the full cut down of 75 oak trees. The motion was seconded by Linda Cataldi and passed unanimously.

A Motion was made by Margo Vincent to approve Leo Jr. proposal #18065 in the amount of \$5,306 for the plant replacement of shrubs. The motion was seconded by Linda Cataldi and passed unanimously.

New Business:

Building/Property Maintenance Schedule for 2021: Steve Sorett reviewed reoccurring maintenance items for the buildings.

Utility Cable Boxes: A brief discussion was held on removing all cable/utility boxes. Ann Graham will work on this.

Other: No Board Meetings will be held in August; next meeting will be on September 28th.

Adjournment: With no further business to discuss, the meeting was adjourned at 4:31 pm.