

Avellino Isles

Condominium Association, Inc

Board of Directors Meeting Minutes

September 26, 2022

Held via Zoom Online Meetings

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: Linda Cataldi, Ann Graham, Bill Mullins, Rein Mannik and Brad West.

Also, Present: Heather Keel, CAM of Cambridge Management

Approval of Prior Meeting Minutes:

A Motion was made by Bill Mullins to waive the reading of August 22, 2022 Board Meeting and approve them as submitted. The Motion was seconded by Ann Graham and passed unanimously.

2021 Audit Review Cindy D'Artagnan: Cindy D'Artagnan was present to provide a general review of the 2021 Financial Audit that she completed. It was noted that Cindy completed a full review of the audit with the Finance Committee. The final audit will posted on the Avellino Isles website for owners to view.

A Motion was made by Bill Mullins to approve the 2021 Financial Audit. The Motion was seconded by Rein Mannik and passed unanimously.

Officer Reports:

President: Linda Cataldi reported on the following:

- We continue to patiently await a resolution to the Hurricane Irma Insurance Claim. The hearing originally scheduled to be held in September has been postponed to December 9, 2022 as FIGA requested additional time.
- FIGA may return in October for an additional inspection as they have already completed a drone inspection on September 24th and 25th.
- Thanked homeowners for feedback on the address sign test locations voicing their opinion.

Vice President's Report: Rein Mannik reported on the following:

- A review of the projected path of Hurricane Ian expected to make landfall north of Fort Myers later this week. Also provided a reminder that emergency services are not provided during a hurricane once wind speeds reach a certain speed. Rein also noted that he is in possession of a Vineyards radio to allow communications within the community.
- Provided a review of the Hurricane Irma damages and claim.
- Noted that there are two committees - roofing and aesthetics.

Treasurer: Ann Graham reported on the Accounts Payable for the months of August and September. Bill Mullins conducted a review of the August Financials and noted that some reclassifications are still pending. Bill also noted the current projected deficit is primarily a result of the Insurance Premium and the drainage projects completed earlier this year.

Committee Reports – New Owner Welcome: Committee Reports were provided to the Board prior to the Board of Directors Meeting. The Committee Reports will be posted on the Avellino Isles website for owner access.

Management Report:

- **Painting of the Pedestrian Gate:** Completed
- **Storm Damage and Repair:** Most repairs have been completed from the damage incurred during the hail storm.
- **Potted Plant and Planter Removal Reminder:** Homeowners were reminded that the potted plants and planters in violation of the Association Rules and Regulations need to be removed. Management will be removing these items and billing owners for the removal. There was a delay as a result of delays in Leo Jr. cleaning out the location where the pots will be moved to and stored for thirty days.
- **Land Fountain Repair Update:** The previously approved land fountain repairs have been completed. There are currently two additional fountains at this time in which proposals are pending receipt.
- **Tele-Entry Call Box Replacement:** Replacement has been completed.
- **Pool / Spa Resurfacing Proposals:** Management is in the process of trying to obtain proposals for the resurfacing. At this time we are in receipt of one proposal from Pure Water Pools.
- **2023 Fiscal Year Budget Process:** A review of the Budget process was provided to owners. The Finance Committee is scheduled to meet on October 13, 2022, the Board Budget Workshop is scheduled for October 20, 2022 and the Budget Adoption is scheduled to be held on November 14, 2022.
- **Building Vent Covers:** The vendor has ordered the cages and is awaiting their delivery to schedule the repairs.
- **Reminder of Homeowner Comment Procedure:** It was noted that the same procedure will be in place as the prior few meetings.

Homeowners Comments on Agenda Items Under Old and New Business: Homeowners were provided the opportunity to ask questions or make comments on Agenda Items.

Old Business:

Building Address Signs: The test signs have been in place and the Board discussed the opinions expressed by homeowners received by email prior to the meeting.

A Motion was made by Brad West to cease any additional action with regard to address signage and to remove the test signs. The Motion was seconded by Bill Mullins and passed unanimously.

Pool and Spa Signage: Tabled

Pool Area – Approve Medjool Palm Replacement Proposal:

A Motion was made by Bill Mullins to approve the Leo Jr. Proposal 21217 for \$1,250.00 for the replacement of the Medjool Palm with an Adonia Palm. The Motion was seconded by Brad West and passed unanimously.

Ratification of Elias Brothers Proposal 33202 Stucco Repair:

A Motion was made by Ann Graham to approve paying the Elias Brothers invoice for the repair of the stucco at 33202 from Reserves in the amount of \$6,363.00. The Motion was seconded by Bill Mullins and passed unanimously.

Change of Bank Update: The request to open the accounts has been submitted to Centennial Bank and signature cards are pending.

Scrub Oaks: Linda Cataldi noted that she spoke with Ed Kaulbars regarding the trimming of the Oak Trees. Ed noted that trimming the oak trees actually increases root growth. Root remediation would be a better approach to addressing the root intrusion under pavers.

New Business:

Pure Water Pools Contract Renewal: Pure Water Pools submitted a contract renewal with an increase to \$1,980.00 per month.

A Motion was made by Brad West to approve the Pure Water Pools 2023 contract. The Motion was seconded by Bill Mullins and passed unanimously.

Ed Kaulbars Palm and Tree Proposal:

A Motion was made by Ann Graham to approve the Ed Kaulbars Proposal for a Nutrient Deficiency Treatment on 6 Christmas Palms dated September 14, 2022 in the amount of \$1,500.00. The Motion was seconded by Brad West and passed unanimously.

Venezia Grande Letter: Linda Cataldi read the email from Venezia Grande thanking the community for the access through Avellino Isles.

Building 588 Fire Safety System:

A Motion was made by Ann Graham to approve the Southern Fire Proposal in the amount of \$1,942.96 to replace the fire alarm panel from Reserves. The Motion was seconded by Bill Mullins and passed unanimously.

A Motion was made by Ann Graham to approve the Cintas proposal number 12751 in the amount of \$2,585.10 from Reserves. The Motion was seconded by Brad West and passed unanimously.

Leo Jr. Proposal 21409 (Dead Plant Removal): The Landscape Committee submitted a recommendation to have the dead plants noted on the proposal removed.

A Motion was made by Ann Graham to approve Leo Jr. Proposal 21409 at \$955.00 as recommended by the Landscape Committee. The Motion was seconded by Brad West and passed unanimously.

Building and Grounds – Investigating Painting of Fire Risers: The Board of Directors agreed that Building and Grounds Committee be tasked with investigating the painting of the fire risers in the community.

Regency Reserves Pool Request: Regency Reserve has requested the use of the Avellino Isles Pool facility during their pool resurfacing project and they will in turn provide the same courtesy to Avellino when they undergo the same project.

A Motion was made by Ann Graham to approve permitting Regency Reserve Owners to utilize the pool facility during their resurfacing project between the dates of September 29, 2022 through November 11, 2022. The Motion was seconded by Bill Mullins and passed unanimously.

Fall Pressure Cleaning – Development of Bidding Specifications: A discussion was held to determine the areas of the community that the specifications should address. The discussion yielded that the specifications should include cleaning the buildings from the soffit down, the clubhouse tower, the two story pavers and all fountain bases.

Bonita Networks: A power surge caused damage to the AV equipment in the clubhouse requiring equipment to be replaced.

A Motion was made by Bill Mullins to accept the Bonita Networks proposal in the amount of \$3,424.00 to replace the damaged AV equipment in the clubhouse with Reserve Funds. The Motion was seconded by Brad West and passed unanimously.

It was noted that the acoustics in the main room will be reviewed and investigated further at a later date.

Pure Water Pools CAT Sensor Proposal:

A Motion was made by Brad West to approve the Pure Water Pools proposal for the CAT sensors at a cost of \$1,623.00 to be paid from Reserves. The Motion was seconded by Ann Graham and passed unanimously.

Pure Water Pools Filter Element and Lid O Ring:

A Motion was made by Ann Graham to approve the Pure Water Pools Filter Element and Lid O Ring proposal in the amount of \$752.00. The Motion was seconded by Rein Mannik and passed unanimously.

Pure Water Pools Spa Jet Body Replacement:

A Motion was made by Ann Graham to approve the Pure Water Pools Spa Jet Body Replacement in the amount of \$2,500.00 to be paid from Reserves. The Motion was seconded by Rein Mannik and passed unanimously.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:48pm.