

BUILDINGS, GROUNDS & SAFETY COMMITTEE

The Buildings, Grounds & Safety Committee (the “Committee”) is a Standing Committee appointed by the Board of Directors (the “Board”) of the Avellino Isles Condominium Association (the “Association”), and performs its duties and responsibilities so as to support the Board to protect, maintain, and enhance the value and livability of our community.

The Committee assists and advises the Board by:

DUTIES AND RESPONSIBILITIES SPECIFIC TO THIS COMMITTEE:

1. Monitoring the maintenance, repair, and replacement of the Association owned components of the 39 residential buildings, the clubhouse building (excluding interior and contents), clubhouse grill area structure, the clubhouse HVAC system, the community front entry gates, the roadways within the community and the underground utilities (excluding irrigation), and making recommendations to the Board regarding Buildings and Grounds.
2. Monitoring the maintenance, repair and replacement of safety and security items including video monitoring, roadway signage and fire extinguishers/alarms, and making recommendations to the Board regarding the safety and security of the community including related Association Rules and Regulations.
3. Developing a comprehensive catastrophe/disaster relief plan for the community for recommendation to the Board.
4. Establishing and maintaining a formal submission process for Board evaluation of modifications to common and limited common areas to ensure architectural consistency, maintenance of structural integrity and safety of the physical environment.
5. Recommending changes to the Rules and Regulations of the Association for approval by the Board.
6. Working with the Property Manager and Board Liaison for obtaining needed goods and/or services, including reviewing Requests for Proposals, submitted proposals and selection options, as agreed in advance with the Board Liaison on a project-by-project basis.
7. Working with the Property Manager in overseeing and evaluating the performance of contractors hired by the Association to provide needed goods and/or services, as agreed in advance with the Board Liaison a project-by-project basis.
8. Providing input to the Board for evaluating the performance of the Property Manager.
9. Providing input to the Association’s *Long Range Plan* and Annual Plan and Budget.