

Helen Ferrer

From: RICK FELDT <rofeldt@embarqmail.com>
Sent: Thursday, July 22, 2021 11:34 AM
To: Helen Ferrer
Subject: Re: Avellino - Committee Reports

Hi Helen,

My Committee Reports;

Clubhouse Complex: All is good except for the following items;

You should have proposals for new grills from Bar B Clean, Mullets and Bill Smith. Mullets and Bill smith proposals are expensive and not comprehensive. Bar B Clean proposal is complete and after meeting with Chris, Wilson from Mullets and a conversation with Steve from Bill Smith, I recommend the Barb B Clean proposal. Chris is a hands on person and I believe we will get great equipment and excellent service from him. As you can see the repair option is a waste of our finances.

Spa heat ex-changer is leaking as anticipated after the replacement of the main pool heat ex-changer. They were old and they run continuously. Please see the J&L Proposal. Helen email blasted the residents that the Spa is inoperative until repairs can be made. I recommend that the BOD approve this proposal ASAP.

We continue to have problems in the Clubhouse, especially the Fitness center with guests/visitors that do not follow the rules, no face coverings on un-vaccinated children approx. 5-10 years of age, not wiping off equipment after use and damaging equipment. This has been a problem for years and I recommend that we institute a rule that guests/visitors can only use the Fitness center if the Resident they are staying with is present during the usage. If no resident is available the guest/visitors are not permitted to use the Fitness center.

The use of going back to mandatory face covering usage in the Fitness center should be discussed in-light of the large increase of Delta Variant cases.

Safety Committee: All is good, no report.

Rick

From: "Helen Ferrer" <Helen@cambridgeswfl.com>
To: "rofeldt" <rofeldt@embarqmail.com>, "M Zolidis" <mjzeng1@gmail.com>, "mknutson0322" <mknutson0322@gmail.com>, "Jane Moore" <jm.moore@comcast.net>, "Lynda Ewen" <lrewen1@gmail.com>, "housingftmyers" <housingftmyers@icloud.com>, "bmorgan43" <bmorgan43@aol.com>
Sent: Thursday, July 22, 2021 9:20:31 AM
Subject: Avellino - Committee Reports

From: Helen Ferrer Helen@cambridgeswfl.com
Subject: Fwd: Lakes Monthly Report
Date: Jul 23, 2021 at 10:17:10 AM
To: Heather Keel HeatherK@cambridgeswfl.com

Helen Ferrer
Administrative Assistant
Cambridge Property Management
9001 Highland Woods Blvd. Suite 2
Bonita Springs, FL 34135
Telephone: (239)249-7000 (x112)
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From: Jane Moore <jm.moore@comcast.net>
Sent: Thursday, July 22, 2021 9:52:52 PM
To: Helen Ferrer <Helen@cambridgeswfl.com>
Subject: Lakes Monthly Report

Progress on the inner lake auto fill mechanism is on hold pending the availability of John Stack from Architectural Fountains. Recent rains have kept the water level fairly full and I am under the impression that the auto fill is currently turned off. The lake fill water bill issued on June 30 was lower than previous months. I will be watching for it to drop further next month. We appear to be OK in terms of the budget.

Over the last few months, Solitude has been treating undesirable shoreline vegetation. Their latest monthly report is attached. I have been able to sort out the various players at Solitude and going forward, our primary contact for matters relating to the service should be Bill Kuerth ([239-707-4899](tel:239-707-4899)). Caroline Kuerth ([813-296-2041](tel:813-296-2041)) handles administrative issues such as billing and copies of reports and contracts.

The current contract under which we are being serviced is attached. It differs in two ways from the one that Helen had on file; it calls for automatic renewal annually with a 3% increase in price, and it also does not contain the liability addendum that Heather had added to our previous contract. I would like your input on this.

[EXTERNAL EMAIL] This email originated from outside of Cambridge Management. Please exercise caution before opening attachments or clicking links in this email.



Service History Report

Avellino Isles

Order Range: 05/01/21-06/01/21

June 12, 2021
800-87

Toll Free: (888) 442-8228

Fax: (888) 348-0088

www.solitude-lake-management.com

Service Date: 6/12/2021
No. 1
Order No. P1-001504725
Contract No. BACN-100000
KYR10372

Technician Name and State License No.

Service Item #	Robert O'Connell	Technician's Comments:	Inspected Lake
A02204-LAKE-001	Inspected	Tracked shoreline grasses at lake.	OK
Technician's Comments:	Inspected Lake		OK
Lake & Pond Monitoring			OK
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shrub-like Vegetation			OK
Inspected for Signs			OK
Trail & Light Fixture Removal			OK

ANNUAL POND MANAGEMENT CONTRACT

PROPERTY NAME: Avellino Isles

CONTRACT TERM: April 1st, 2019 to March 31st, 2020

SUBMITTED TO: Heather Keel #239-249-7000 heatherk@cambridgeswfl.com

SUBMITTED BY: Jeff Moding

SPECIFICATIONS: Lake Management for 1 lake

Visual Inspections:

1. Contractor will perform a visual inspection of the pond(s) during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the client in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

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Pond Aquatic Weed Control:

1. Pond(s) will be inspected on a one (1) times per month basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Aquatic Weed Control:

1. Shoreline areas will be inspected on a one (1) times per month basis.
2. Any growth of cattails, Torpedograss, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Water Quality Monitoring:

1. Pond water samples will be taken and tested one (1) per year for the following parameters:
Temperature
pH
Dissolved Oxygen

The results of the tests along with recommendations and analysis of the results will be provided to the client in a written report following each testing period.

1. Any data collected that needs immediate action to resolve an issue will be brought to the client's attention at once.

Pond Algae Control:

1. Pond(s) will be inspected on a one (1) times per month basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

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Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the client's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Permitting:

1. SOLitude staff will not be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the client of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Client Responsibilities:

1. Client will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management.

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prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.

4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their ponds. The client is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their ponds for irrigation purposes. The client accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the client for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the client understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The client also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the pond goes uncontrolled, as it will over time interfere with the health and wellbeing of the existing fish.

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population. The client agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.

10. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
11. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the client will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during sometimes of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
12. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
13. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
14. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

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CONTRACT PRICE: \$2460.00 Annual
 \$205.00 Monthly for twelve (12) months

APPROVED: _____

SOLitude Lake Management®

Heather Keel, CAM
(Authorized Client Signature)

Avellino Isles

Heather Keel, CAM
(Print Name and Title)

3/29/2019
(Date)



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Report of Social Committee for July 5th Clubhouse Event

The Summer Social Committee held an event open to all residents of Avellino Isles on Monday, July 5th, 2021 at 6 pm in the clubhouse. Since the grills were not available for use, the Committee members, with input from Linda Cataldi, HOA President, decided to furnish the meat for the event. We felt that barbecue was the appropriate meat choice and chose to purchase barbecue pulled pork and barbecue chicken as the choice. They were contacted two weeks prior to the event with an estimated order, tentative to a final count three days prior to the event. The meat was to be picked up at 4 pm the day of the event. The initial order was for 5 chickens (quartered) and 5 pounds of pulled pork and 15 buns along with sauce.

Reservations were due by Friday, July 2nd. Before the event, the pantry was checked for adequate supplies: large plates, small dessert plates, napkins, cups, plastic knives, forks, and spoons. The only thing we needed were tablecloths. There were some there, but they were not in the pantry, and I didn't look for them elsewhere in the kitchen. We bought 10 plastic tablecloths.

The flowers were purchased at Trader Joe's the day prior to the event, and 2 bags of ice were purchased the day of the event and stored in the freezer.

On Friday, at 3 pm the final count was for 40 and Micklebob's was contacted to add two chickens and another 1 pound of pork as well as 5 additional buns. This brought the total servings for $\frac{1}{4}$ chicken to 28, and the servings of pork and buns to 20. This number proved to be correct as there was little pork left and only 4 servings of chicken. We only needed 1 bag of ice and there were buns remaining after everyone was served.

EXPENDITURES

Tablecloths	\$10.70	
Flowers	\$29.91	
Ice	\$7.90	
Meat	\$144.40	
<hr/>		
Total	\$192.91	Approximately \$4.60 per attendee

Respectfully submitted,

Lynda Ewen, Summer Social Committee Chair

Welcome Committee July 26, 2021

New Owners in the last month:

Gabor Hevesi and Zsuzsanna Mate	8-302
Mike and Maryanne Doyle	19-101
Jeff Holway and Kathy Tsatsanis	8-101
Frank and Susan Schilling	16-201