

Helen Ferrer

From: RICK FELDT <rofeldt@embarqmail.com>
Sent: Tuesday, September 21, 2021 11:52 AM
To: Helen Ferrer
Subject: Re: Avellino - 09.27.21 Committee Reports

Hi Helen,

Clubhouse Complex Report; All systems and equipment are good at the Clubhouse. HVAC filters were replaced on August 15. We are terminating Delta Cleaning, their last day will be 12/31/21, due to poor performance and not completing their scope of work. Helen and I are interviewing contractors that submitted proposals and will have a recommendation for a new Cleaning contractor by the end of September. The new Contractor will start on 1/3/22.

Safety Committee; Seasonal residents are starting to return and the speeding problem has again become a problem. I would suggest an email last reminding all of the 20mph speed limit and the 10mph speed limit on the SE curve of Avellino Isles Circle..

Thanks,

Rick

From: "Helen Ferrer" <Helen@cambridgeswfl.com>
To: "rofeldt" <rofeldt@embarqmail.com>, "M Zolidis" <mjzeng1@gmail.com>, "housingftmyers" <housingftmyers@icloud.com>, "Lynda Ewen" <lrewen1@gmail.com>, "bmorgan43" <bmorgan43@aol.com>, "Jane Moore" <jm.moore@comcast.net>, "mknutson0322" <mknutson0322@gmail.com>, "ellen mazzucco" <ellenmazzucco@hotmail.com>
Cc: "lindacataldi12" <lindacataldi12@gmail.com>, "heatherk" <HeatherK@cambridgeswfl.com>
Sent: Tuesday, September 21, 2021 9:03:57 AM
Subject: Avellino - 09.27.21 Committee Reports

Good morning all,

Please email me the Committee Reports for the Board Meeting on September 27th at 3:00pm by end of day Thursday, September 23rd.

Thank you,

Helen Ferrer
Administrative Assistant
Cambridge Property Management
9001 Highland Woods Blvd. Suite 2
Bonita Springs, FL 34135
Telephone: (239)249-7000 (x112)
Fax: (239) 405-8291

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Avellino Isles Homeowners
Summer Social Committee Report
September, 2021

There have been no social activities thus far in September, however two are planned for month. A neighborhood grill out is planned for September 30th for the outdoor area around the and grill area. A Men's Breakfast is planned for the 27th. Flyers for both events have been emailed to all residents and posted on the bulletin boards at the mailboxes and in the pool area.

Cindy Howey and Lynda Ewen inventoried supplies in the pantry and purchased those needed for the next two months from Cosco.

Respectfully Submitted,

Lynda Ewen,

Chairman

Helen Ferrer

From: WILLIAM MORGAN <bmorgan43@aol.com>
Sent: Wednesday, September 22, 2021 12:51 PM
To: Helen Ferrer
Cc: Lynda Ewen
Subject: Avellino Isles - Social/Welcome

For the second month, we have no new residents coming in. Which is not to say that we don't have a lot of new folks who should be starting to come back - particularly for the first real social even of the season. For those who are here or soon to be, who do NOT have their name tags, give me a call and I'll get them to you. I've got a big bag of them. 513-484-9356 or bmorgan43@aol.com.

We've also restarted the men's breakfast this morning, which will be on the 4th monday of the month - the guys will get a full dose of Avellino between breakfast and the afternoon board meetings.

Bill

546 Avellino Isles 11-201
Naples, FL 34119
Phone: 513-484-9356

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Landscape Committee Report
Rick Horner, Chair
September 2021

Avellino Isles Landscape Committee members are Bob Ewen, Karen Maris, Deborah Kist, Al Lipsetz, and Raymond Tripp.

Landscape Committee members continue to monitor buildings and common areas to identify problems. During these by-monthly building walks, committee members have found many issues. These problems are being addressed as soon as our budget allows and the work crews have time in their schedules.

Below is the contracted maintenance by Leo Jr. for September.

- Monthly irrigation wet check
- Mowing grass weekly
- On-going weed control in plant beds and pavers
- 2nd application of liquid fertilizer to palms

New Landscaping Around Front Gates and Pedestrian Gate

Finishing touches are being added to complete the front gate redesign project. The new design is intended to introduce a landscape feature that will more closely tie the entry with the rest of the manicured appearance within Avellino Isles.

Plants from the previous gate landscape are being saved for use throughout the community as specific needs arise. The Landscape Committee hopes community members enjoy the new look.

Helen Ferrer

From: Jane Moore <jm.moore@comcast.net>
Sent: Thursday, September 23, 2021 3:20 PM
To: Helen Ferrer
Cc: Nancy Zolidis; Marilyn Harris
Subject: Lakes Sept Mo Report
Attachments: Solitude service report sept 8.pdf

We have resolved the billing error for the June Vineyards Utilities bill and a refund will be issued for our over-payment of an incorrect bill. This process has been a bit complicated because the Vineyards Utilities bills have not always shown up in the check registers for review.

The plan for the inner lake auto-fill is to move the auto-fill device and install a narrower housing cylinder for it in October after the rainy season. This should protect it from the currents in the water caused by the fill itself and the prevailing breeze on the lake. We will fine tune the fill level at that time as needed.

Solitude reported some algae in the inner lake in August and treated the lake accordingly. See attached monthly report from Solitude.

Cane toad tadpoles were seen in the inner lake in late August and at that time I asked for a quote from Solitude for the traps that were used 2 years ago. I have made two follow-up calls since then and we have still not received a quote. Our Solitude representative in both cases said that they have been extremely busy. At this point, we have missed the window for trapping this batch as they do not appear to be in the lake anymore. I will ask that the presence of tadpoles be reported in Solitude's monthly inspection.

I have just received a copy of the latest contract for Solitude signed by Cambridge. There are no changes in the contract since I raised the question regarding the lack of the liability addendum of previous contracts. I have to assume the board is OK with this.

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Service History Report

September 8, 2021
50097

Avellino Isles
Date Range: 08/01/21..08/31/21

Toll Free: (888) 480-5253

Fax: (888) 355-0088

www.solitudelakemanagement.com

Service Date	8/3/2021	A2224
No.	PI-A00646413	
Order No.	SMOR-483958	
Contract No.	SVR13372	

Technician Name and State License #s

Robert Ostrowski

Service Item #	Description	Lake No.	Lake Name
A2224-LAKE-001	Lake 1	1	Avellino Isles Lake 1
Technician's Comments:	Treated lake for surface algae and submerged algae. Water levels are low.		
General Comments:	Inspected Lake		
Lake & Pond Monitoring			OK
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			OK
Inspected for algae			Treated
Trash & Light Debris Removal			OK