



**Board Meeting Minutes**  
**January 25, 2018**  
**4012 Crocker's Lake Blvd.,**  
**Sarasota, FL 34238**  
**Thursday, 6 PM**

**Call to order:** Bill Wild, President, called the meeting to order at 6:10 PM.

**Proof of Notice:** Bob Kresnik acknowledged that the notices were posted at the clubhouse and emailed to owners according to Florida Statutes.

**Determination of Quorum:** Bill Wild, president, Mick Tomlin, Vice President, Penny Hellbach, Secretary, Directors Jackie Vizzi and Joseph Gianino were present. Don Sheehy, Treasurer, Gina Fouquet, Assistant Property Manager, and Bob Kresnik, Property Manager, were also present.

**Approval of Minutes: 12/19/2017 and 1/4/2018:** Jackie Vizzi made a motion (**Motion #1**) to table the approval of the Minutes until the next Board meeting. Joe Gianino seconded the motion. This motion was made due to the lack of Minutes present for review. Discussion followed and it was agreed to wait until copies of the Minutes were provided further on in the meeting. All members agreed to wait.

**President's Report:** Bill Wild discussed his role as a President. He described the steps involved that lead to Vintage Grand's present Construction Project. He also gave a history of the present lawsuits.

**Treasurer's Report:** Don Sheehy gave a Financial update based on the December 31, 2017 Financial Report. Bill Wild made a motion (**Motion #2**), seconded by Mick Tomlin, to accept the financial report. Motion passed unanimously.

**Valve replacement:** Daniel's Plumbing Service presented a proposal to replace the valves in various buildings. Because it was uncertain that all the valves were bad, it was decided to further study the matter. Penny Hellbach made the motion (**Motion #3**), seconded by Bill Wild, to table the matter until further research is made to figure out which valves are leaky. Motion passed unanimously.

**Update of Declarations and By-Laws:** The documents are in need of revision. It would cost around \$7500 to have the lawyer update them. Jackie Vizzi made a motion (**Motion #4**), seconded by Bill Wild, to table this issue until further notice. Motion passed unanimously.

**Fine Letters:** The Fine letters for infractions were provided and there was discussion on how the amount of the fine was determined. Gina Fouquet agreed to send an explanation on how the fines were done. Penny Hellbach made the Motion (**Motion #5**) to continue with the fining process for those Units whose owners were not in compliance once the Board received the explanation on how the fines total was being done. Bill Wild seconded it and the Motion was passed unanimously.

**Minutes December 19, 2017:** The Minutes were provided and Don Sheehy remarked that the Unit numbers in the fine letters should not be in the Minutes. Penny Hellbach made the Motion (**Motion #6**) to accept the Minutes and to strike the Unit Numbers from the Minutes. Bill Wild seconded it and the Motion was passed unanimously.

**Minutes January 4, 2018:** The draft Minutes were provided. Jackie Vizzi made a motion (**Motion # 7**), seconded by Joe Gianino, to strike out the following sentences from the Minutes:

(starting and ending), under b. "when Joe... were given." and under d. "Penny Hellbach...specific question." Motion passed with three directors in favor: Jackie Vizzi, Joe Gianino and Mick Tomlin. Two directors were against the motion: Bill Wild and Penny Hellbach.

**Loan:** Jackie Vizzi made the Motion (**Motion #8**) to table the loan proposal until the new Board could study and discuss it. Penny Hellbach seconded it and the Motion passed unanimously.

**Signs for the Buildings:** Jackie Vizzi made the Motion (**Motion #9**) to table the decision on the signs until more research and samples are presented. Joe Gianino seconded it and the Motion was passed unanimously.

**Construction Contract:** Since the construction contract was not finalized, Jackie Vizzi made the motion (**Motion #10**) to table the issue until the new Board had time to study and discuss it. Mick Tomlin seconded it and the Motion was passed unanimously.

**Adjournment of the meeting:** Jackie Vizzi made a motion (**Motion #11**) to adjourn the meeting, seconded by Bill Wild. Motion passed unanimously.

Next Board meeting will be an Organizational Board meeting to be held on January 30, 2018 after the Annual Member Meeting.

Minutes prepared by Jackie Vizzi

*Minutes passed  
on the Feb 21, 2018  
Board Meeting  
J. Vizzi (Secretary)*