



January 4, 2018
4012 Crocker's Lake Blvd.,
Sarasota, FL 34238
Board Meeting
Thursday 9:00 a.m.

Call to order: 9:00 a.m.

Board Members Present: Bill Wild, President; Mick Tomlin, Vice President; Joe Gianino, Director

Board Members on Phone: Jackie Vizzi, Director; Penny Hellbach, Secretary

Others in person: Bob Kresnik, Property Manager; Gina Fouquet, Assistant Property Manager; Don Sheehy, Treasurer; A.J. Fritsch, Delta Project Engineer; Steve Maimardi, P.E.

Certifying Quorum: Bill certified a quorum was met.

Assign Chairperson: Bob Kresnik

Proof of Notice: Notice was posted at clubhouse and emailed to owners.

Approval of Minutes: 12/19/2017 BOD Meeting Minutes were not ready to be reviewed/approved. Will be approved at next meeting.

Officer Reports: None given

- President:
- Secretary:
- Treasurer:

Old/New Business:

a. Discussion of 8 main water valves to be replaced.

Richard Graivshark head of maintenance, made a model to show and discussed the water valves and how difficult it is to determine exactly what is wrong. Currently, the only way to shut-off water is via the main turn-off valve to the property. Conclusion is that a better evaluation be done and then bring to board for vote.

b. Board discussion on status of rental amendment.

Long discussion regarding the pro/cons of having the rental amendment since it did not pass because there were not enough votes in favor of the amendment to pass (120 in favor to 100 no – needed 2/3 of total votes received to pass - which would have been 147 votes). This is impacting our community since it has more tenants than owners residing. It also impacts the % residents needed to be considered for a loan for our construction. Mick Tomlin made a Motion (#1) to resend the proxy materials out for a new vote on the rental amendment. Bill Wild seconded the motion. Mick Tomlin,

Bill Wild and Penny Hellbach approved the motion and Joe Gianino and Jackie Vizzi opposed. The motion was carried with a vote 3 for and 2 against.

c. Discussion of bids received and vote on moving forward with the construction contract. A.J. Fritsch and Steve Mainardi will be available to answer questions.

Steve Mainardi presented what has been happening with getting bids for our restoration project. Bid requests went out and were returned by 4 contractors with their bids (Elias, R.L. James, Universal and Complete General Contracting). Steve Mainardi decided to interview R.L. James and Universal since their bids were the lowest. Steve Mainardi reviewed all the bids and information received from both (man power, attention to detail, etc.) with Vintage Grand (Bob Kresnik, Mick Tomlin, Joe Gianino, and Gina Fouquet). In the end, it was suggested that R. L. James get the contract for the next 3 years and do the work. They have their own staff which can handle the work. The game plan would be 2018 Buildings 10, 14 & 25 be done based on the county request, the condition of the buildings and the # of balconies involved. 2019 Buildings 23,24,26,27 be done – mostly due to the # of balconies involved and in 2020 Buildings 16, 18,20, 21 be done, again based on # of balconies involved. The cost is estimated to be \$5,200,000 for the 3-year project. Mick Tomlin made a Motion (#2) to award the contract to R. L. James ensuring that the end date of the work be negotiated and there is a performance clause in the contract. Joe Gianino seconded the motion. All board members approved the motion. Next steps would be to have our attorney review the contract, etc.

d. Discussion of appointing Bill Wild as Liaison regarding law suit and recovery.

Jackie Vizzi started the discussion by expressing her concern that this decision should wait until the new board is elected and asked that we table this discussion until then. Bob Kresnik said that Sal (our lawsuit attorney) brought this up and suggested that Bill Wild be Vintage Grand's liaison regarding the law suit and recovery since Bill Wild has been involved with Vintage Grand since the beginning of the law suit and knows that history of the turn-over. Mick Tomlin brought up the fact that Bill Wild was critical to Vintage Grand being turned over to the owners from the developer and the other reasons why Bill Wild has the history to be our liaison. Currently, Bill Wild has led the law suit efforts trying to recover \$15,000,000 from insurance and the developer for the association on the restoration project. Penny Hellbach concurred with Mick Tomlin and asked that a Motion (#3) be made to make Bill Wild our liaison for the law suits. Mick Tomlin seconded the motion. Since Bill was the subject matter of the motion, he could not vote. Bill, Penny Hellbach and Mick Tomlin voted to approve the motion. Jackie Vizzi and Joe Gianino voted No to the motion, therefore the motion was not carried. Bill is scheduled to give a deposition on the 18th already and it was agreed that he would give his deposition as President of the Board for Vintage Grand. Management gave their recommendation for Bill Wild to be liaison.

Meeting Adjourned: Mick Tomlin made a Motion (#4) to adjourn the meeting at 10:20 a.m. Bill Wild seconded the motion and all approved.

Date of next meeting: To Be Determine