



November 7, 2017
Clubhouse
4012 Crocker's Lake Blvd. Sarasota, FL 34238
Board Meeting Minutes
6:00 PM

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

Board Members Present: Present at the clubhouse – Bill Wild, President; Mick Tomlin, Vice President; Jackie Vizzi, Director; Penny Hellbach, Secretary (via phone), Joe Gianino, Director (via phone). Others present: Don Sheehy, Treasurer (via phone) Bob Kresnik, Property Manager, Gina Fouquet (Assistant Property Manager)

Certifying Quorum: Bill Wild acknowledged that a quorum was met.

Assign Chairperson: Bob Kresnik chaired the meeting. Jackie Vizzi agreed to take notes and write the Minutes.

Proof of Notice: Bob Kresnik acknowledged the notices were posted/sent in accordance with Florida statute 718.

Motion 1, Approval of Minutes: Motion to approve Board Meeting Minutes dated August 24, 2017 was presented by Jackie Vizzi; Penny Hellbach seconded the Motion. It was approved unanimously.

President Report: Bill Wild reported on the possible resolution of the insurance lawsuit by 2018. There are still two other pending lawsuits. More information will be forthcoming as the cases develop.

Treasurer Report: Don Sheehy reported on the financials based on the September 30, 2017.

Motion 2: Bill Wild made the motion, seconded by Mick Tomlin, to accept the revised financials from September 30, 2017. Motion passed unanimously.

Construction Update:

- Bob Gabriel from Elias Brothers reported that the stucco will be applied to Buildings #17,19,22 by the end of December 2017. These buildings should be finished by the end of 2017. Buildings #4 and 28 should be in the stucco phase and potentially finished by the end of January 2018. By the end of the month, the scaffolding should be removed, no painting yet. Rami Yitzhak from Elias Brothers, discussed the balconies, railings and screening which should be also finished.
- **Motion 3:** There were two bids for the pump station motor replacement, one from Oakley Landscape and another from Electro Mechanical South. Bill Wild motioned to accept the bid from

Electro Mechanical South, seconded by Jackie Vizzi. The money will be taken from the Reserves. The motion passed unanimously.

Don Sheehy signed out.

Bob Kresnik presented the topic of the invasive pepper trees removal. The possibility of a grant from the County was discussed again. Jackie Vizzi agreed to work with Bob Kresnik and the County to see how they can obtain a grant for the tree removal. **Motion 4:** Jackie Vizzi made the motion, seconded by Mick Tomlin, to table the pepper tree situation until more information can be researched. Motion passed unanimously.

Motion 5: Bob Kresnik discussed the online voting. This method of voting seems to be a secure and effective procedure. Discussion followed the presentation using the services of HOAST, Inc. Penny Hellbach added that the pertinent Florida Statute should be inserted in the resolution. Mick Tomlin makes a motion, seconded by Bill Wild, to accept with corrections, the Board Resolution for Electronic Voting. Motion passed unanimously.

Rental Amendment: There was further discussion on the rental amendment. This amendment to the Condo documents would change the amount of time that new owners would be able to rent their units to 24 months after they buy, thus potentially increasing the number of buyers who would be resident owners. The idea is to make it more palatable for the banks to give a construction loan to Vintage Grand since it currently has such a large percentage of owners who are investors. This amendment needs to be put to a vote by the owners.

Motion 6: Bill Wild made the motion, seconded by Penny Hellbach, to adopt a fining committee. This committee would consist of three appointed non-Board owners who would follow the Florida Statutes and policies regarding the procedures and criteria as set by "Procedures to Levy and Impose Fines or Suspensions for Violations of Governing Documents". The three owners nominated for this committee are: Simone Pascarella, Mary Kehoe and Charles Bugatti. Motion passed unanimously without Joe Gianino who had logged out.

Motion 7: Jackie Vizzi made the motion to accept the bid from Seamless Gutters. Bill Wild seconded the motion. As the buildings are finished, Seamless Gutters will install the gutters as specified in the contract. Motion passed unanimously.

Motion 8: Bill Wild made the motion to table the Doggie DNA issue until a future meeting. Mick Tomlin seconded. Motion passed unanimously.

Motion 9: Bill Wild made the motion to table the water meters decision until further information is presented. Jackie Vizzi seconded. Motion passed unanimously.

Motion 10: Bob Kresnik presented a contract with Sherwood Homes to temporary shore the balconies that have been closed, (around 66 balconies) at a cost of \$32,500. Jackie Vizzi made the motion,

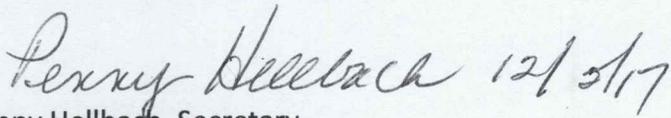
seconded by Bill Wild, to accept Sherwood Homes proposal for shoring the balconies. This shoring will be a temporary fix and would be complaint with the county. The balconies need to be inspected every month. Motion passed unanimously.

Future Painting of Buildings: A request for a change of the building colors was presented. Two owners brought an array of color samples for consideration. A building color change must be presented, voted and approved by the owners as specified by our Documents.

Adjourn meeting: Bill Wild made the motion to adjourn the meeting at 8:30 PM. It was seconded by Mick Tomlin and passed by all.

Next meeting: Next Board meeting will be a Budget Meeting on November 16, 2017 at 4:30 PM.

Approval of Minutes: 12/5/17 Board Meeting



Penny Hellbach, Secretary
Vintage Grand on Palmer Ranch