



March 2, 2017 2:30 PM  
Clubhouse  
4012 Crocker's Lake Blvd.  
Sarasota, FL 34238  
Board Meeting Agenda

Call to order: Bill Wild around 2:45 p.m. on 3/2/2017

**Board Members Present:**

- Physically Present at Clubhouse: Bill Wild, President - Mick Tomlin, Vice President - Penny Hellbach, Secretary - Joe Gianino, Director - Jackie Vizzi, Director – Bob Kresnik, Property Manager
- By Phone: Don Sheehy, Treasure (Executive Contractor)

**Certifying Quorum:** Bill certified that a quorum was met

**Assign Chairperson:** Bill assigned Bob Kresnik as chairperson.

- **Motion # 3.217.1** - Jackie Vizzi made a motion to have the chairperson be a board member – Jackie volunteered to be chairperson. Joe Gianino second the motion. There was a discussion held as to why property manager is our chairperson. In favor **Jackie/Joe, Opposed Bill/Mic/Penny**. The motion was voted down and withdrawn after the discussion.

**Proof of Notice:** The notice was send via one-call (e-blast) to member and posted at the clubhouse on 2/28/2017.

**Approval of Minutes:** January 20, 2017

- **Motion #3.217.2** –Mic made a motion to have the 1/20/2017 BOD meeting minutes approved after Bob requested this to occur. Bill Wild second the motion. There was some discussion and then the motion was unanimously passed to accept the minutes as is without any changes.
- Penny took a few minutes to remind owners/new board of approval process for when minutes are approved.
  - 1/26/17 Members Annual Meeting – To be approved at next Members Annual Meeting
  - 1/26/17 Election – To be approved at the next Election Meeting
  - 1/26/17 Operating Meeting – To be approved at the next Operating Meeting
  - 2/03/17 Closed Meeting – To be approved at the next Closed Meeting

**Officer Reports:**

**President:** Bill gave quick update:

- Starting restoration on bldg. 17 & 19. Permits received and will start actual restoration on 3/6.
- Mulch delivered by Affordable Palms
- Windows to be displayed next week – owners will be notified (Bob noted that the windows may be delayed).

**Treasurer** (Executive Contractor): Don gave update on the draft of the 1/31/17 Financials.

**Vice President:** Mic said Bob will give update on progress.

**Secretary:** Penny reminded BOD/Owners that:

- Direct requests/questions/concerns to property manager for answers.  
Effective immediately, Board Members should not respond to VGG Facebook if action is needed since Bob will be our key contact for members.
- Reminder: Meeting notes published on Argus website – motions show who requested / who second / discussion / vote. Approval Date & Signed.
- Board of Directors: If addressed to all please reply to all
- Members' comments reminder: Limited to agenda – Bob mentioned that in future discussion will be part of motion votes. After a motion is second and before final vote.

**Directors - Jackie and Joe both discussed issues**

- Board meeting - fixed monthly date / time (Jackie) – Jackie made **Motion #3.217.3** to have board meetings on a regular basis (i.e. same day / time each month) for consistency basis. Mic second the motion. There was discussion by board members and owners. The motion was **not carried** since there may be a need to meet more than once a month based on activities with the restoration and that is how it was done in the past that seemed to work for both the board and owners.
- Discussion of routine maintenance items (Joe) – Clean up eye sores (i.e. paint and regular maintenance). Bob mentioned that we have new maintenance member (Matt) who will work in evenings (4-7) to make sure there is someone available 'after hours' and ensure property is clean for the weekends.
- Staying up-to-date on community activities (Joe/Jackie)

**Committee Updates** – Bob will investigate when committees were not allowed to have board members as part of their committees – topic will be discussed at next meeting.

- Landscape/Facilities – Last meeting held in November. Jackie has been working with Bob since on Brazilian Pepper Trees (Jackie). Jackie/Bob found 3 locations where there are Brazilian Pepper Trees.
- Architectural – No discussion
- Social (Marilyn) – Update given regarding the Pot Luck Dinner hosted by committee on 2/25/17. 28 People attended – very successful.
- Pending – where do we go from here on committees – no volunteers at current meeting.

## Old Business:

- Work Orders vs Landscape Observation – Explain what is difference and when to use each so it can be reported to owners. (Penny/Jackie): Work order used by office, Observation form can be used by owners to send to office to let them know what is being seen around the property. Jackie made **Motion #3.217.4** for Bob to send out an e-blast advising members of form, use and why it should be used. Bill second the motion. Vote was unanimously passed.

## New Business:

### Property Manager

- Roof repair for building 4 & 7 - Based on information from Bob, Mic made **Motion #3.217.5** for us to use Sutter Roofing for some roof repairs for bldg. 4&7 at a cost of \$2,300. This was compared to Gary's Roofing. Penny second the motion. After a discussion period, the board unanimously passed the motion to use Sutter Roofing. Bob is going to report to the board how Sutter Roofing performed on the roof repair.
- Towing/Parking - Bob gave an update on revising our policy. Our attorney is reviewing the document.
- Document change on rentals – Discussion held on why we may want to change our policy
- Discussion of tree removal and regrade for bldg. 25 to prevent water from going into unit. We have 3 bids. Mic made **Motion #3.217.6** to use Affordable palms at a price of \$3,300. Penny second the motion and the board and owners discussed this. A vote was taken and it was unanimously passed. We feel this will prevent future water intrusion and since we did not know when the bldg. will be restored it would be worth the cost/effort to fix now.
- Discussion of water meter replacement (NES) Time allotted 15 minutes – Bob discussed the issue some owners are facing with the water meters not working and getting bills that are too high. After speaking with NES, he found out meters are no longer being used but company has some in inventory at a cost of \$135 if you buy in 10 unit lots. After discussing the matter, Jackie made **Motion #3.217.7** to have Bob solicit which owners would want their replaced and move forward charging the individual owner. The owner would be responsible to have a licensed plumber install the water meter. After the inventory is used up the cost to replace will be \$700 per unit. Penny second the motion and the motion was unanimously carried.
- Discussed bicycles that aren't being used parked in racks. Bob will work with our attorney on a policy to cover this.
- Discuss pool gate proposal. Only 1 gate still needs to be replaced with lock. Penny made **Motion #3.217.8** to change gate/lock. Jackie second the motion, after discussion it was unanimously passed.
- **Owner Comments:** Jack Harris, Debbie Davis and Sue Ross participated in some discussions. Bill informed the group about where we stand with our law suits and gave some background regarding

the players. Also, there was some discussion regarding special assessments and loans for the remainder of the restoration.

**Date of next meeting:** Penny will solicit Board for date everyone is available.

**Meeting Adjourned:** Jackie made **Motion #3.217.9** to adjourn meeting; Bill second, Passed unanimously. Meeting ended at 4:28 pm

**Summary of Motions/Action**

#3.217.1 – Meeting Chairperson should be board member / Not Passed = Withdrawn (Motion by Jackie/Joe Second, Opposed Bill/Mic/Penny)

#3.217.2 – Approve 1/20/17 BOD meeting minutes / Passed (Jackie made motion / Bill second / then unanimously passed)

#3.217.3 - Have board meetings on a regular basis / Not Carried (Motion by Jackie / Mic second / Opposed after discussion Bill / Joe / Penny / Mic)

#3.217.4 – Bob to send owners e-blast regarding Landscape Observation Form / Passed (Motion by Jackie / Second by Bill). After discussion passed unanimously)

#3.217.5 - Use Sutter Roofing for some roof repairs for bldg. 4&7 at a cost of \$2,300. / Passed (Motion by Mic / Second by Penny. After discussion passed unanimously)

#3.217.6 - Use Affordable Palms at a price of \$3,300 to remove trees/regrade at bldg. 25 / Passed (Motion made by Mick / Second by Penny. After discussion pass unanimously)

#3.217.7 – Solicit owners to have water meters replaced / Passed (Jackie made motion / Second by Penny. After discussion pass unanimously)

#3.217.8 - Change gate & lock / Passed (Penny made motion / Jackie Second / passed unanimously after discussion)

#3.217.9 – End meeting / Passed (Jackie made motion / Second by Bill. Passed unanimously)

*Approved 3/30/2017*

*Penny Hellbach,*

*Secretary*

*Board of Directors*

*Vintage Grand Condominium Assoc.*