



June 6, 2017 9:00 AM
Clubhouse
4012 Crocker's Lake Blvd.
Sarasota, FL 34238
Board Meeting Minutes

Call to order: Meeting called to order at 9:05 a.m. by Bill Wild

Board Members Present:

Bill Wild, President; Mick Tomlin, Vice President; Joe Gianino, Director; Jackie Vizzi, Director at meeting.
Penny Hellbach, Secretary via phone call – hung up early for prior appt.
Don Sheehy, Treasurer (Executive Officer) present via phone call.

Certifying Quorum:

Bill Wild certified a quorum was met.

Assign Chairperson:

Bill assigned Bob Kresnik as chair for the meeting

Proof of Notice:

Bob confirmed that the meeting was posted and sent to members per Florida Statute and Vintage Grand documents.

Approval of Minutes:

- 4/6/17 BOD Meeting Minutes were approved. Jackie made a motion 06-0617-1 to accept the 4/6/17 BOD minutes. Bill second the motion and it was passed by all board members.

Officer Reports:

- President: No report given
- Treasurer: Don went over the March and April Financials. Bill made a motion 06-0617-2 to accept March/April Financials, Mick second the motion and it was unanimously passed.

Committee Updates

- None given

Property Manager

Old Business

- Discussion of New NES proposal for meters.

Bob brought us up to date with the costs of replacing meters:

Proposal from NES was \$1,689.52 for package of 10 meters which equals \$168.95 per meter. A discussion was held regarding the cost and qualified vendors to install meters. The meters are to be sold to owner at a

cost of \$177 which will help pay for office assistance. Bill made a motion 06-0617-3 to accept the price from NES, sell to owners at \$177.00 and present a list of qualified vendors to owners to install unit. Jackie second the motion and it was passed unanimously.

- **Discussion of Environmental Plan for Brazilian Tree Removal.**

Report given by Bob regarding progress and area included. An environmental report is required by the County for the proposal. Area included is around buildings 9 and 17 it does not include lake area. Jackie made a motion 06-0617-4 to accept the approximate costs of \$600.00 for environmental report. Bill second the motion and it was passed unanimously.

New Business

- **Discussion of Treating Building for Bats.**

Vintage Grand has a bat problem. What they do is set up nests in the end of the roof tile. If we wait for the bats to infest then to set up their nests the cost is \$2,500 per occurrence for removal and to have the ends of the tiles plugged. Bill made a motion 06-0617-5 to plug the end of roof tiles to prevent the bats from setting up nests. Joe second the motion and it was passed unanimously.

- **Discussion of Power Washing Proposal**

Bob introduced a proposal to soft power wash 23 buildings which shouldn't hurt the existing stucco on the buildings. We will first take one of the worst buildings and have it done as a test. If there's no water intrusion we will proceed with the remaining buildings. This proposal was tabled until the September BOD meeting.

- **Discussion About Banner and Sign Pertaining to Construction**

Sign to hang above the office door and one for the buildings under repair to be moved from building to building as they are being repaired. Smaller three signs placed periodically in different areas onsite. Bill made a motion 06-0617-6 to go with 2 larger banners @ 136 ea. Mick second the motion and it was passed unanimously.

- **Discussion of Assessment Payments to Only be Sent to Lock Box**

New Payment Policy will require all monthly fees are to be sent to Stonegate Bank lock box directly. This will eliminate errors in the collection. The more hands that are involved in this collection increases the odds of errors or lost checks. Jackie made a motion 06-0617-7 to have all monthly fees sent directly to Stonegate Bank Lockbox beginning August 1, 2017. The motion was second by Bill and passed unanimously. Note: \$ already at office will be sent back to owners along with explanation letter along with coupon books.

- **Discussion of Transfer Fee Form and Waiver**

Transfer fee to be waived once the office received all items required prior to closing and confirmation of closing. This will be of great value to the office in its efforts to collect monthly fees before they are late. Bill made a motion 06-0617-8 to waived transfer fee once office received all required items prior to closing and confirmation of closing. Joe second the motion and it was passed unanimously.

- **Discussion of Late Policy**

New late fee policy to aid in the collection of monthly fees. Clarifies each step of the collection to be followed so all are treated the same. Joe made the motion 06-0617-9 to accept this policy and it was second by Jackie. After the discussion, It was passed unanimously.

- **Discussion of Parking Permit Signs Posted**

There was a discussion on Parking Notice signs to be placed on each building advising everyone that a parking permit is required. After the discussion, it was decided that no action should be taken.

- **Construction update from Bob and Larry from Elias Brothers**

Update given - see construction notes that Bob sends out

Owner Comments:

- 4/13/17 Owners Meeting Minutes

Date of next meeting: TBD

Meeting Adjourned: Jackie made a motion 06-0617-10 to adjourn the meeting, it was second by Bill and passed unanimously.

MOTIONS

06-0617-1 Jackie made a motion to accept the 4/6/17 BOD minutes. Bill second the motion and it was passed by all board members.

06-0617-2 Bill made a motion to accept March/April Financials, Mick second the motion and it was unanimously passed

06-0617-3 Bill made a motion to accept the price from NES for new water meters, charge \$177 per unit and present a list of qualified vendors to owners to install unit. Jackie second the motion and it was passed unanimously.

06-0617-4 Jackie made a motion to accept Approximate costs = \$600.00 for environmental report. Bill second the motion and it was passed unanimously.

06-0617-5 Bill made a motion to plug the end of roof tiles to prevent the bats from setting up nests. Joe second the motion and it was passed unanimously.

06-0617-6 Bill made a motion to go with 2 larger banners @ 136 ea. Mick second the motion and it was passed unanimously.

06-0617-7 Jackie made a motion to have all monthly fees sent directly to Stonegate Bank lockbox beginning September 1, 2017. The motion was second by Bill and passed unanimously

06-0617-8 Bill made a motion to waived transfer fee once office received all required items prior to closing and confirmation of closing. Joe second the motion and it was passed unanimously

06-0617-9 Joe made a motion regarding the new late fee policy to aid in the collection of monthly fees. Clarifies each step of the collection to be followed so all are treated the same. Jackie second the motion and it was passed unanimously.

06-0617-10 Jackie made a motion to close the meeting, it was second by Mick and passed unanimously.

Approved by Board (8/24/17)

Louise Hellbach, Secretary,

Vintage Grand Board of Directors

