



August 24, 2017
Clubhouse
4012 Crocker's Lake Blvd.
Sarasota, FL 34238
Board Meeting Minutes

Call to order: Bill Wild, President, called meeting to order at 9:00 AM.

Board Members Present: Present at the clubhouse – Bill Wild, President; Mick Tomlin, Vice President; Joe Gianino, Director; Jackie Vizzi, Director; Penny Hellbach (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 and Penny Hellbach (secretary) 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.

Approval of Minutes: Motion to approve Board Meeting Minutes dated July 18, 2017 was presented by Jackie Vizzi; Bill Wild seconded the Motion. It was approved unanimously.

Motion 1: Trevor Layton, from Oakley Landscaping gave a presentation and update on the signs and landscape in front of Vintage Grand. In order to update the appearance of the signs and landscape, he presented a list of suggestions and prices that came up to \$24,155 for the project and a recommendation of a maintenance budget of \$3000 a year. He also gave an update on the two pumps that are used for irrigation, one of them is not working. He will bring a formal proposal and budget (around \$40,000) to replace and fix pumps at the next Board meeting. Jackie Vizzi made a motion, seconded By Joe Gianino not to accept the proposal from Oakley. After some discussion, Bill Wild added to the motion, seconded by Penny Hellbach to consider including the money and revisiting the landscaping proposal in the 2018 budget. Pump can be paid with reserves monies. Motion Passed unanimously.

President Report: Bill Wild gave an update on the turnover of 2013-2014. He said that the State of Florida doesn't recognize this turnover. He said that the election of 2012 was not a legal election, so that the Board wasn't in compliance as of December 2014. There is a court date set for September 2017 regarding the lawsuit.

Updates and reports:

Don Sheehy (treasurer) gave a financial update for the period of July 30, 2017.

Bob Kresnik gave a short update on the construction project: there were some delays and errors and Elias is working in fixing these. Any errors by Elias will be corrected at their expense.

Motion 2: Jackie Vizzi made a motion, seconded by Joe Gianino, to have an update on the Building Construction project by a representative from Elias at every monthly Board meeting. Motion passed unanimously. There was further discussion on the Lanai/ Balcony Liability As soon as the balconies are shored, they can be used and it should not be an owner's expense. Owner need to get everything out of the closet. The contract calls for the balconies to be cut, prep and painted not sandblasting but this can be renegotiated. Building 17, 19 and 22 are almost finished.

Motion 3: The main water valve needs to be replaced. It needs an engineer report and a Plumbing Company to do the work. Bob Resnick is looking for an engineer with a Fire Code certificate and credentials. There is an outstanding notice from the Fire Dept. that this system needs to be corrected. Jackie Vizzi made the motion, seconded by Bill Wild, to accept the proposal from the engineer George Young, at a cost of \$11,800. Discussion centered on this proposal which doesn't include permitting or the work itself. Money will come from the Operational Budget. Motion passed unanimously.

Other business: Bob Kresnik reported that the construction project has cost as of August 24, 2017 about \$607,000. The cost is determined by the set amount in the contract and supervised by Elias and the engineer.

Motion 4: Jackie Vizzi made the motion to accept the Owner Improvement Request Form/ Policy. Mick Tomlin seconds. Discussion follows. The motion is amended to strike out "bedrooms must be carpeted". Jackie Vizzi, Joe Gianino, Penny Hellbach and Bill Wild approve, Mick Tomlin against.

Motion 5: Bill Wild makes the Motion to have Bob Kresnik continue to talk with the engineer and get back to the Board regarding the two gazebos and explore the sealant/cracking issue if the Board decides to pour cement on the whole slab. Joe Gianino seconds. Discussion followed regarding the best way to approach the repair. Engineering Blue Print's proposal gave two alternatives to fix the slab: 1) pour cement over the whole slab, 2) add to the existing slab. Motion passed unanimously.

Motion 6: Jackie Vizzi motions to instruct Bob Kresnik to present the Board with a proposal to replace the pool gates. Bill Wild seconds. Motion passes unanimously.

Motion 7: Bill Wild motions to accept a credit card from Stonegate Bank with the understanding that the statement for such use of the credit card be included in the financials. Penny Hellbach seconds. Motion passes unanimously.

Motion 8: Bill Wild motions to table the resolution for Electronic Voting until more information is available. Mick Tomlin seconds. Discussion follows on the procedure and the wording. Motion passes unanimously.

Bill Wild leaves at 11:20AM.

Motion 9: Jackie Vizzi makes the motion to accept Gulf Business System proposal for the copy machine. Penny Hellbach seconds. Motion passes unanimously.

Motion 10: Penny Hellbach motions to accept a new administrative assistant for the Office. Mick Tomlin seconds. Discussion follows on the need/ criteria/procedure of such opening. Motion passes unanimously.

Motion 11: Jackie Vizzi motions to accept the Board Minutes for June 6, 2017, seconded by Mick Tomlin. Discussion follows and some changes are needed since the Minutes were incomplete. The motion was amended to include corrections. Motion passes unanimously.

The formation of the 2018 Budget is imminent. A suggestion to have Bob Resnick, Don Sheehy and possibly two Board members is in place, to be determined soon.

Jackie Vizzi recommends that due to personal scheduling problems, that the Board meetings should try to be held on the third Thursday of the month as needed.

Adjourn meeting: Jackie Vizzi made the motion to adjourn the meeting at 11:50am. It was seconded by Joe Gianino and passed by all.

Next meeting: Next Board meeting is TBA

Approved : November 7, 2017 Board Meeting

A handwritten signature in cursive script that reads "Penny Hellbach".

Penny Hellbach
Secretary,
Vintage Grand Condo Assn.