



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER

Introducing --- The Vintage Grand Condominium Association Newsletter

Welcome to the first issue of our association's 2018 newsletter. The newsletter is a team effort of the Vintage Grand Board of Directors and reflects the input and review of each of us. Our goal is to provide key information through this newsletter on a biweekly basis. More time sensitive information will be communicated by President's Letters or owner update e-blasts between newsletters

Key Goals and Priorities for 2018

1. Continuous progress on the remediation of buildings
2. Renewed focus on the care and maintenance of grounds and common elements.
3. Proficient and professional management of the day-to-day operations of our association
4. Open two-way communication with owners

1. Building Remediation Update

Building Paint Color

- At outlined in the Feb 27, 2018 letter from the Board, a second vote on building paint color was noticed and conducted on March 30, 2018 to address the concerns that many owners expressed about how the first vote on December 11, 2017 was communicated.
- The results of the March 30 vote were 111 in favor of the beige color scheme versus 66 in favor of the gray color scheme. These counts were certified by two non-board member owners and will be audited by our Secretary and property manager.
- Painting of the five remediated buildings, which had been on hold, will resume in early April

Work Completion Schedule – First Five Buildings

- Elias Brothers has furnished the association with updated work schedules showing the following target completion dates for the remaining phases of its contracted work in the first five buildings:
 - **Building 17:** Painting completed by April 11; screen enclosures installed by April 25; balcony railings installed by May 9
 - **Building 19:** Painting completed by April 20; screen enclosures installed by May 4; balcony railings installed by May 18
 - **Building 22:** Painting completed by May 10; screen enclosures installed by May 24; balcony railings installed by June 7
 - **Building 4:** Painting completed by May 24; screen enclosures installed by June 3; balcony railings installed by June 12

Work Completion Schedule – First Five Buildings (Continued)

- **Building 28:** Unit 2812 lanai wall repairs completed by April 3; all interior repair work completed by April 13; remaining stucco work completed by April 21; painting completed by June 10; screen enclosures installed by June 19; balcony railings installed by June 29
- A separate contractor will install new gutters and downspouts on each of the remediated buildings shortly after Elias Brothers has completed its work

Budget Update - First Five Buildings:

- In late 2016 it was anticipated that the \$2 million Contingency fund for 2017 would cover the remediation of 5 buildings.
- To date, invoices paid and contractual work outstanding are indicating a final cost of about \$2.7 million to complete this work.

Next Phases of Remediation:

- Given that \$700,000 of the 2018 Contingency fund is required to complete the first five buildings, we have only \$1.3 million available in the 2018 Contingency fund for work on the next phases of the remediation.
- We have had discussions with Delta Engineering to plan our next steps and are finalizing the scope and terms of the contract with RL James to complete the next phases of the remediation. Our current plan, which is subject to County approval in early April, is to complete the following work in the timeframes indicated:
 - **Remainder of 2018**
 - Attic truss repairs for buildings 17, 19, 22, 4 and 28 (the need for this work was identified in late 2017, but was not included in the Elias Brothers contract)
 - Full remediation of buildings 14 and 25
 - Permanent repair of all currently shored balconies in other buildings that cannot be reopened due to remaining structural deficiencies
 - **2019**
 - Full remediation of buildings 10, 26 and 27; Begin remediation of building 24
 - **2020**
 - Complete remediation of building 24; Full remediation of buildings 20, 21 and 23
 - **2021**
 - Full remediation of buildings 16 and 18
- The above schedule is spread out more than the schedule that was communicated earlier this year due primarily to the board's decision to constrain annual total spending for construction and engineering services within the current \$ 2 million annual Contingency budget. Spending will not exceed \$2 million per year unless or until the association receives legal settlements or is able to negotiate a loan that would help finance a more accelerated schedule

2. Grounds and Common Elements Update

Over the past few years, much management attention has been rightfully focused on the building remediation issues. However, while that has been occurring, many owners have observed that the appearance of the grounds and common areas has deteriorated. Over the past two months, significant attention has been devoted to improved maintenance and beautification of our grounds and common elements. The achievements since late January include:

Restoration of Picnic Area Near Building 19

- The concrete pads and support columns of the two closed gazebos have been replaced and rotten fascia wood on all three gazebos has been replaced and the tables been repainted. The area is now open for resident use.

Trash and Recycling Areas

- The recycling bins have been consolidated to free up four parking spaces and several additional bins have been added to reduce overflow problems that were evident in the past. Maintenance staff has been inspecting and cleaning up the recycling area on a regular schedule. As a result, the appearance of this area has been significantly improved.
- All trash violations that owners and other residents observe should be reported to the office, and will be dealt with by our Violations and Fines Committee. Fines are charged to the owner of the unit.
- A reminder that there is a separate fenced-in area near buildings 12 and 13 (next to the maintenance shed) where large waste items such as furniture and mattresses should be dropped off. This does not include appliances (refrigerators, washing machines, stoves, dryers) or electronic equipment (e.g., TV's, stereos, PC's, printers). Residents should make their own arrangements for removal of the latter items. There is a sign on the gate of the drop-off area that indicates locations where the latter type of items can be taken as well as a phone number to arrange for a special curbside pickup of such items.

Grading & Drainage Issues

- A ground floor unit in building 25 has been plagued by water intrusion during heavy rain due to gutter and land grading issues. This has persisted for almost two years, with costly repairs by the association that have not been effective.
- At the February 28 Board meeting, repair estimates from two contractors were presented and approval was given to hire one contractor for an expenditure of up to \$14,000.
- Before engaging that contractor, Joe Gianino and a different contractor assessed the situation and developed a less costly plan to fix the problem. The first phase of that plan (modifications to the gutters and downspouts) was completed in early March shortly before a heavy rainfall and proved to be successful. The remaining phases of that plan will be completed within the next few weeks.
- Grading and drainage issues exist in other areas around Vintage Grand. Resolution of these issues will be one of the association's priorities in 2018.

Pressure Washing of Buildings

- The 23 buildings that have not yet been remediated show signs of dirt and mold. Estimates from three power washing firms were presented at February 28 board meeting and it was agreed to engage the lowest price firm to low-pressure wash the 23 buildings at a cost of \$300 per building.
- A trial washing of two buildings was completed during the week of March 19 and the low-pressure process proved to be effective. The current plan is to complete the washing of all remaining buildings in the complex by the end of April

Other Grounds Upkeep

- **Fountain** – The fountain in front of the clubhouse has been drained, scrubbed, sanitized, and is now running at full power with clear water
- **Pool and Tennis Court Signs** – The sign by main pool has been repaired and repainted and a new sign has been installed by the back pool. The tennis court sign will be repainted in early April
- **Brazilian Pepper Trees** – Trees along the east side of the nature preserve have been trimmed and will be maintained for the time being as a privacy/sound barrier. The association will be applying for grant money from Sarasota County to begin the removal of this invasive plant in various areas of the complex, beginning in late 2018/early 2019
- **Fishing Dock** – repair, cleaning and resealing will be completed in early April

Security Patrols

- The Vintage Grand office has received numerous reports of boisterous intruders in our pool areas and loitering and vandalism at night in other areas of the complex
- Sarasota Security Patrol was initially engaged to commence patrolling on March 3, but that firm did not deliver on the services required
- We have now engaged Signal 88 Security, on a month to month contract, to patrol our community in the evening and overnight. They are based in Bradenton. The service contract does not require us to make a long-term commitment to this service provider.
- Signal 88 Security, with highly visible vehicles, flashing lights, and uniformed officers, will patrol the Vintage Grand community intermittently between 5:00 p.m. and 5:00 am daily, when most of the reported incidents have occurred. Their presence should serve as a deterrent to the inappropriate behaviour. The association will be provided a daily report of each night's activity, a service not available from previous Security providers.
- Information about the security service and how to contact Signal 88 Security was communicated to all owners via a March 22 email. A printed flyer containing this information and a refrigerator magnet with Signal 88's contact information was also distributed to all residents. If residents witness any inappropriate or suspicious activity, they should contact Signal 88 at 941-217-7300 for action.

3. Proficient & Professional Management of the Association

- At the March 19, 2018 board meeting, a proposal was presented and approved to cancel our association management contract with Argus Property Management and switch to Progressive Community Management (PCM), effective May 1, 2018. A contract with PCM is currently being finalized with a monthly cost the same as what we are currently paying Argus. The primary goals of making this change are to obtain:
 - Closer and more active support of our on-site property manager
 - Stronger financial management support to the association
 - Access to a support team to assist the association with the implementation of a more technologically advanced association website

We are confident that owners will see the benefits of this change over the next several months.

- **Note:** While we are switching our association management firm, we are retaining our financial services contract with Stonegate Bank. Owners should continue to submit their monthly COA payments to Stonegate

4. Two-Way Communication with Owners

The following steps have been taken to open two-way communication with owners:

- A meet and greet with coffee and donuts has been provided 30 minutes prior to each board meeting
- An invitation has been extended to all owners to arrange a private meeting or phone call with the association President to discuss areas of concern. Such meetings/calls can be arranged by calling the Vintage Grand Office at 941-923-7380
- Creation of this newsletter to share information. Is there any information you'd like added to the newsletter? Please email any board member and let us know!
- Board and Property Manager Contact information:

President	Joe Gianino	joe@argusmgmt.com
Vice President	Dave Carter	dwcvg18@gmail.com
Secretary	Jackie Vizzi	jvdirectorvg@gmail.com
Treasurer	Karen Domaratzki	Karen_vgboard@aol.com
Member	Jack Harris	jtharris@rivnet.net
Property Manager	Gina Fouquet	ginavg@argusmgmt.com