



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER

The Vintage Grand Condominium Association 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

- As was reported in the previous newsletter, owners approved the beige color scheme by a substantial margin on March 30. The final audited vote count was 113 in favor of the beige scheme versus 63 in favor of the gray color scheme.
- The details of the beige scheme are as follows:
 - Beige walls match existing beige paint in balconies and lanais
 - White window trim
 - Dark bronze railings and doors match the window frames
 - Breezeway floors repainted a medium brown color. The color was determined by the Painting Supervisor of Elias Brothers through a color match to the existing floor color.
- During the week of April 2 it was determined that the Association would need to obtain approval from the Palmer Ranch Master Property Owners Association to use the beige scheme even though beige was the original color of our buildings. An application was promptly submitted and approved on April 11. However, due to the delay in obtaining that approval, Elias Brothers committed their available painting crew to another project and has resumed painting at Vintage Grand on April 13.

Work Completion Schedule – First Five Buildings

- Updated work completion schedules furnished by Elias Brothers now show the following target completion dates for the remaining phases of its work on the first five buildings:
 - **Building 17:** Painting completed by May 2; screen enclosures installed by May 16; balcony railings installed by May 30
 - **Building 19:** Painting completed by May 11; screen enclosures installed by May 25; balcony railings installed by June 8

- **Building 22:** Painting completed by May 31; screen enclosures installed by June 14; balcony railings installed by June 28
 - **Building 4:** Painting completed by June 14; screen enclosures installed by June 22; balcony railings installed by July 3
 - **Building 28:** Remaining stucco work completed by April 25; painting completed by June 22; screen enclosures installed by July 4; balcony railings installed by July 18
- A separate contractor will install new gutters and downspouts on each of the remediated buildings shortly after Elias Brothers has completed its work.

Next Phases of Remediation

- The project status and plans for 2018 through 2020 were reviewed with Sarasota County on April 3. The County representatives expressed satisfaction with the progress that has been made to date on our building remediation program and support for our current 2018 to 2020 plan, as was communicated in the March 30 newsletter:
 - **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
- The contract with RL James to complete the above 2018 through 2020 work should be finalized in the third week of April and they should begin mobilizing on site in mid-May.

2. Grounds and Common Elements Update

Budget Update – “Normal Maintenance” budget

- Each month, HOA fees paid are allocated to 3 buckets, as per the approved budget. These buckets are Normal Maintenance (the day-to-day operations of the association), Contingency (the building remediation project), and Reserves (the savings account for future replacement/repair of assets e.g. repaving, roof replacement, etc)
- Our Association budget is set that 1/12th of the annual expenses are incurred each month. In reality this does not always happen – some expenses are lumpy. For example in January the Association spent \$42,000 on tree pruning and removal, compared to the monthly budgeted amount of \$3,300 and annual approved budget amount of \$40,000. This resulted in the Association going significantly over-budget in January, and we will end the year with a small over-budget amount even if no further spending is done on misc grounds expense for the following 11 months. This seriously constrains the Association in what we can spend on landscaping improvements in the months ahead.

- At January month end, the Association was \$73,250 over budget of the amount budgeted for that month. This is due to:
 - tree pruning (\$39,000 over budget)
 - roof repairs (\$9,800 over budget)
 - drywall repairs, consisting of gazebo repair and drywall repairs to units with water leaks (\$13,200 over budget)
 - safety, specifically repairs to fire protection items at several buildings (\$8,400 over budget)
 - payroll (\$4,400 over budget)
 - other categories were slightly under budget for the month.
- As the Association budgets to be in a break-even position each month, this meant that in January the Association spent \$73,250 more than it collected in the Normal Maintenance bucket.
- In February the Association went \$6,800 over budget. This excess spending was largely in the building maintenance area, with \$9,000 spent for shoring balconies. If this building remediation expense had been paid from the Contingency bucket, February would have shown a small surplus for the “regular maintenance” budget.
- Going forward we are focused on replicating February’s cost containment pattern for regular expenses (ie: expenses not related to building remediation). The Association has a budget hole from January to dig ourselves out of. While many expenses arise from unexpected repairs, we must be diligent in always hiring capable contractors with cost effective solutions.
- Revenues: At February month end there were \$89,000 in overdue HOA payments. This is up \$2,000 from a month earlier. The bulk of this is due from 4 units. The Association is pursuing payment to the full extent possible from all delinquent units, engaging legal counsel as necessary.

Pressure Washing of Buildings

- The low-pressure washing of buildings is on hold due to scheduling issues. We’ll keep you updated.

Short Term Rentals

- Our Association rules stipulate that rentals are for a minimum of 6 months. There are, regrettably, owners that rent their units by the week on VRBO, Airbnb, and other vacation websites, in violation of these rules. Short term renters are typically boisterous in the pool areas, disregard the rules, and overuse our facilities.
- If you are aware of any unit being used for short term rentals please advise the office. Do not assist these owners or vacationers by providing parking passes, for cash or free.
- If residents witness any suspicious activity or policy violations, they should also contact our security company Signal 88 at 941-217-7300 for action.
- Short term renters erode the facilities and enjoyment of others. The Association will fine and prosecute any violators of this rule to the full extent possible.

3. Proficient & Professional Management of the Association

The transition to Progressive Community Management (PCM) is progressing smoothly.

- PCM owner/manager Bill Sutton came to Vintage Grand to meet with each staff member on April 10 to address any questions each had about the new management company.
- The migration of the Vintage Grand financial records is being readied by the PCM accounting group.
- The creation of the new Association website is well underway. The website will be launched to owners prior to May 1, with more detailed communication of this to come.

- Fees to the property management company (excluding salaries of on-site staff) account for about 4% of the “normal maintenance” portion of your HOA fee (and equates to 1.5% of your total HOA fee). There have been concerns raised by a few owners that this fee will increase significantly with the new management company. This is not the case. Many of the fees in the PCM schedule are for tasks we currently perform in-house, and we simply have the option to outsource these tasks (eg mailings) to PCM head office if we wish, on a case by case basis. Argus also offered some of these services. For example, Vintage Grand Association paid Argus \$870 for mailings in December, and in January \$50 for envelopes and \$68 for the preparation of late statements to delinquent owners. We estimate that sundry charges to PCM will increase our costs by approx \$8 per owner per year.
- We wish to assure all owners that the contract with PCM was reviewed in detail by the Association’s attorney prior to signing, and the signed agreement reflects his recommended revisions. Our attorney’s practice specializes in advising condominium associations, and he reviews these types of management agreements on a regular basis.
- No Board member or their family has a relationship with the owners of PCM or will benefit financially from this change now or in the future. Jackie Vizzi knows of PCM as an Association manager through her HOA experience and gave a positive recommendation of them.
- In March PCM migrated four HOAs who left other management companies to move to PCM for April 1. They are well versed in on-boarding new Associations and have processes in place to ensure smooth transitions.
- We are confident that over the next few months owners will see the benefit of this management change, as PCM provides more active support to our staff, a referral network of competent suppliers, enhanced financial management services, and website development services.
- **Note:** While we are switching our association management firm, we are retaining our financial services contract with Stonegate Bank (now merged and renamed Centennial Bank). Owners should continue to submit their monthly HOA payments to Stonegate/Centennial Bank. Please contact Gina if you have any questions about your remittance.

4. Two-Way Communication with Owners

- We’ve received lots of positive feedback from owners about the inaugural newsletter. Thank you for your support. Is there any information you’d like added to the newsletter? Please email any board member and let us know!
- Copies of the PCM and Argus management contracts were uploaded to the Vintage Grand website. February financial statements and Board of Directors meeting minutes are also available for viewing.
- Board and Property Manager Contact information:

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