



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #3

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

Work Completion Schedule – First Five Buildings

- Elias has made substantial progress on painting of building exterior walls since our last newsletter but has encountered delays in preparing the balcony and stairway railings for painting, due to the time required to strip all of the existing paint off of the railings.
- 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:** Exterior wall painting is complete; interior painting (breezeways, stairs, doors, etc.) to be completed by May 9; screen enclosures installed by May 23; balcony railings installed by May 30
 - **Building 19:** Exterior wall painting is complete; interior painting (breezeway walls, stairs, doors, etc.) to be completed by May 23; screen enclosures installed by May 30; balcony railings installed by June 8
 - **Building 22:** Exterior wall painting is complete; interior painting (breezeway walls, stairs, doors, etc.) to be completed by June 6; screen enclosures installed by June 14; balcony railings installed by June 28
 - **Building 4:** Exterior wall painting is complete; interior painting (breezeway walls, stairs, doors, etc.) to be complete by June 20; screen enclosures installed by June 29; balcony railings installed by July 3
 - **Building 28:** All stucco work has been completed; all painting to be 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.
- Landscaping restoration plans will then be developed and implemented by the association's current landscape contractor.

Next Phases of Remediation

- The contract with RL James to complete the next phases of remediation work is in a final review stage with the association's and contractor's lawyers. That contract should be finalized next week and it is expected that R L James will mobilize on site during the week of May 21. As was reported previously, R L James will be performing the following building remediation work during the remainder of 2018 and through the end of 2020:
 - **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

2. Grounds and Common Elements Update

Pressure Washing of Buildings

- The low-pressure washing of buildings will resume in May. You'll receive advance notice that your building will be cleaned. Please keep all windows closed on those dates.

Signal 88 Security

- Update: If residents witness any suspicious activity or policy violations **at any time of day or night** they should contact Signal 88 at 941-217-7300 for action.
- During the day the company will respond to any call by sending a car out. In the evenings and at night there are roving patrols and cars responding to calls.

Irrigation system

- A new irrigation system was purchased and installed in the latter part of 2017 at a cost of over \$40,000. There have been recurring problems with the system in 2018 and to date the contractor cannot determine a satisfactory repair solution.
- Board members and maintenance staff are leaning on the contractor to have this remedied, and consulting with other companies for repair solutions. In the meantime, the brown patches of grass around the property are due to the inconsistent performance of the new irrigation system.

Rules, Regulations, By-Laws, and Fines

- There is a process for fining owners for any non-compliance with our association rules, regulations, and by-laws. Note that fines are levied to owners, not tenants.
- In a nutshell:
 - staff of the HOA tour the property and photograph violations.
 - the list of violations, recommended fines, and back-up information is tabled at a Board meeting for approval
 - the owner is advised of the violation and fine
 - they have an opportunity for a hearing and to challenge the fine by appearing before the Fines Committee, which is made up of other unit owners

- Fines cannot exceed \$100 per occurrence and \$1000 in total for repeated occurrences of the violation.
- Section 18.3 of the Declaration of Vintage Grand Condominium contains full details.

Trash/Garbage

- The vast majority of the fines levied thus far are due to trash violations. Trash in the Elias dumpster, in the recycling area, on top of and behind the compactor, in the bushes behind building 10, and in breezeways.
- The Association will continue to be vigilant in monitoring and fining for trash violations.

Balconies and Lanais

- Owners are reminded that the only items permitted on balconies and lanais are patio furniture. Grills, bicycles, drying racks, and other items are not permitted.
- Fines shall be levied for any such violations going forward.

Window Covers (Drapes and Blinds)

- As per our rules, window coverings (drapes and blinds) must show as white to the outside. Fines can be levied for this violation.
- Leniency will be shown towards units where window replacement as part of the building remediation is in progress.

3. Proficient & Professional Management of the Association

- Gina Fouquet has resigned from her position of Property Manager with Vintage Grand effective April 27. We thank Gina for her contribution and wish her well in her future endeavours.
- The creation of the new Association website is well underway. The website will be launched to owners on May 1, with a **Special Edition** of the bi-weekly newsletter.
- An orderly transition from Argus to Progressive Community Management is in progress, to take effect May 1.
- **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.

4. Two-Way Communication with Owners

- We continue to receive lots of positive feedback from owners about the newsletters. Owners are also feeling more engaged and writing to us with positive suggestions based on their observations of the grounds. Thank you for your suggestions and support! Is there any information you'd like added to the newsletter? Please email any board member and let us know!
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