



## VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #4

### 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

- Good news! Elias has made substantial progress over the past two weeks and has added field staffing to help speed the completion of work. Elias' latest work completion schedule now shows the following target completion dates for the remaining phases of their work on the first five buildings:
  - **Building 17:** All painting is complete; balcony railings to be installed by May 15; screen enclosures to be installed by May 25
  - **Building 19:** All painting is complete; balcony railings to be installed by May 18; screen enclosures to be installed by May 25
  - **Building 22:** All painting to be completed by June 5; balcony railings to be installed by June 5; screen enclosures to be installed by June 7
  - **Building 4:** All painting to be completed by June 19; balcony railings to be installed by June 20; screen enclosures to be installed by June 22
  - **Building 28:** All painting to be completed by July 5; balcony railings to be installed by July 7; screen enclosures to be installed by July 10
- 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 be developed and implemented by the association's current landscape contractor.

### Next Phases of Remediation

- Work to finalize the contract with RL James covering the next phases of remediation work is still in progress. The current expectation is that the contract will be finalized within the next 1-2 weeks and that R L James will mobilize on site during the week of June 11. 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 is under way. It's a pleasure to see the disappearance of the unsightly green mildew from our buildings.
- You'll receive advance notice that your building will be cleaned. Please keep all windows closed on those dates.

### Grounds

- The fishing dock/pier is scheduled to be power washed and sealed this month.
- Since leaf and limb trimming is not part of our Oakely Landscaping contract, our maintenance staff has been busy trimming the dead large leaves and limbs from our plantings, creating a more lush appearance to our landscape.
- Brazilian Pepper Trees:
  - The Sarasota County Neighborhood Initiatives Grant Program is an annual program whereby the county provides grants to preserve and improve the quality of life of residents. Grants are for 50% of a project's cost, maximum \$10,000.
  - We attended the community presentation, and the removal of the invasive, non-native, Brazilian pepper trees on our property and replacement with native plants would be an eligible community endeavour for the grant program.
  - However, this initiative would cost \$20,000 with \$10,000 payable from our budget. We simply do not have the available funds to commit to this in 2018, and we will not apply to the grant program in 2018.
  - The Brazilian pepper trees do provide a privacy hedge on Potter Park Rd, and we have had the bushes trimmed and shaped to make the best use of them in the meantime.

### Trash/Garbage

- This seems to be a never-ending topic. Hats off to Stanley in maintenance, who was again called into work on Sunday and happily obliged. The trash compactor had malfunctioned and bags of garbage were accumulating along the wall.
- In addition to re-establishing the compactor, Stanley disposed of all the garbage in front of the wall and removed garbage that had been improperly placed in the recycling bins.
- Staff time on Sunday prevents the build-up of rat and racoon infested piles of garbage on Monday morning, which was an all-too-frequent occurrence in the past.

### **Pool Enclosures**

- Work will begin in May on the metal entry gates to both pools to enhance security.
- The key that was previously provided to all members will be required for pool entry after this work is complete.
- Exiting the pool areas will not require use of the key –i.e., one cannot become locked into the pool area, as was the problem with the key system installed in 2017.

## **3. Proficient & Professional Management of the Association**

### **Crisis Averted!**

- On Friday April 27 we received an email from the insurance provider for the HOA noting that our April payment had not been received and insurance coverage for the property would be cancelled on May 2.
- It was determined that Argus had failed to make the regular monthly payment.
- Argus was swiftly instructed to prepare a check for the required amount. Joe Gianino hopped in his car to pick the check up at Argus, then went straight to UPS to courier the payment to the insurance company for Monday delivery. Meanwhile, Nancy in our office was in communication with the insurance provider to explain the situation, and pleaded our late penalty fee down by 50% from \$935 to \$468.
- A subsequent review of the insurance statement of account revealed over \$1,800 in late fees paid in the months immediately prior to the Jan 30 Board changeover, due to inaction by Argus and/or the property management team on-site. A control procedure has now been put in place to ensure that all future payments are made on time.

### **Progressive Community Managements (PCM) on-board May 1**

- An orderly transition to PCM is in progress.
- New coupon books are being prepared but due to processing time it may be several weeks before they are received. Please continue to use the existing coupon books until that time. On-line payments through Centennial Bank are also unchanged.
- For those interested in personally verifying PCM's good standing, the Florida Department of Business & Professional Regulation website is the database for the status of all regulated entities and professionals. <https://www.myfloridalicense.com>

### **New Property Manager**

- PCM has assigned Mr. Glenn Aitelli as Property Manager for Vintage Grand. Glenn has his CAM designation and has been a resident renter at Vintage Grand for over 10 years.
- Glenn brings a very results-oriented mindset to his role and capably manages relationships with owners and vendors.
- Glenn was in the office the early part of May but is now away on a wedding anniversary trip which had been booked a year ago. He returns to work on May 22.
- PCM is also interviewing for an additional maintenance staff member for Vintage Grand.

### **New Vintage Grand Website**

- The Florida government imposes a range of regulations that condominium corporations must adhere to. One such new requirement is an Association website containing two level authentication and a prescribed list of Association documents. While the government had indicated July 1 2018 as the

required implementation date for this, this date was recently revised to Jan 1 2019. The list of required documents is also undergoing revision and being reduced. The new Vintage Grand website meets many of the new required criteria, and will easily be fully compliant by the Jan 1 2019 deadline.

- The new website can be found at [vintagegrand.org](http://vintagegrand.org). It is essentially an electronic filing cabinet of our HOA's documents, organized in an easy-to-find format, with new documents uploaded regularly by our office staff.
- Please take a few minutes to tour the pages on our website:
  - Community Information: for prospective owners, tenants, realtors, etc. Provides an overview of our community. Application packets are being revised and will be uploaded shortly.
  - At the bottom of any page, you can Follow Vintage Grand by email. Enter your email address to receive notification of updates and new documents on the site.
  - Bulletin Board: A community bulletin board of information. Vintage Grand social events, book club meetings, "the pool is closed for cleaning" etc can be shared here.
  - Notices: This section is mandated by the Florida regulations. As of Jan 1 2019 Board of Directors meeting notices, agendas, and other items must be posted here prior to meetings. This section is for owners only and is password protected. The password for any of the owner sections is **PalmTree40**. An easy way to remember it is the palm trees on our property and all building addresses begin with 40.
  - Owners: This is the largest section and contains a full range of Association documents. At the bottom of the list please see Request Form to Vintage Grand Office.
  - Request Form to Vintage Grand Office: This is the new way for owners to request information, repairs, anything from the VG office. Use this form to request that a notice be posted to the Bulletin Board. The simple-to-use form is transmitted directly to a unique email address exclusively for these requests. At the same time, the request is populated to a spreadsheet which management and the Board can use to track emerging issues, response time, frequently asked questions etc.
  - Renters: This page contains rules and regulations contained in the tenant application form and can be used to provide updates for those residing on the property. This gateway to provide information directly to tenants will be helpful for all, and particularly during hurricane season. The password to this section is **BrownZebra**. We will be distributing information on site about this web page in the coming month.
  - Board Members: An electronic filing cabinet of documents and resources which can be viewed by Board members.
  - Contact: A general contact form for any member of the public.

#### 4. Two-Way Communication with Owners

- Is there any information you'd like added to the newsletter? Please email any board member and let us know!
- Contact information:

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|-----------------------|------------------|--|
| <b>President</b>      | Joe Gianino      | <a href="mailto:gianinojosephr@gmail.com">gianinojosephr@gmail.com</a>         |
| <b>Vice President</b> | Dave Carter      | <a href="mailto:dwcvg18@gmail.com">dwcvg18@gmail.com</a>                       |
| <b>Secretary</b>      | Jackie Vizzi     | <a href="mailto:jvdirectorvg@gmail.com">jvdirectorvg@gmail.com</a>             |
| <b>Treasurer</b>      | Karen Domaratzki | <a href="mailto:Karen_vgboard@aol.com">Karen_vgboard@aol.com</a>               |
| <b>Member</b>         | Jack Harris      | <a href="mailto:jtharris@rivnet.net">jtharris@rivnet.net</a>                   |
| <b>Office</b>         |                  | <a href="mailto:vintagegrandoffice@gmail.com">vintagegrandoffice@gmail.com</a> |