



## VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #5

### 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 continued to make good progress despite the rainy weather that we have had over the past two weeks. 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 building painting is complete and balcony railings have been painted and installed; screen enclosures will be installed during the week of May 28
  - **Building 19:** All building painting is complete and balcony railings have been painted and installed; screen enclosures will be installed during the week of May 28
  - **Building 22:** Exterior wall painting has been completed and balcony railings have been painted and installed; all interior painting to be completed 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 be installing new gutters and downspouts on each of the remediated buildings shortly after Elias Brothers has completed its work.
- Bids are being obtained from multiple contractors for grading and restoration of landscaping around the five remediated buildings.

### 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 by May 31 and that R L James will mobilize on site during the week of June 18. 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

### **Legal Proceedings**

Our legal counsel for the project, Salvatore Scro, provided the following summary of the legal proceedings that are in progress in an effort to obtain funding for the building project:

- **Case against Developers and Developer-Controlled Board of Directors for Breach of Warranties/Construction Defects and Breach of Fiduciary Duties:**
  - The Association filed a Second Amended Complaint on November 1, 2016. Since that time, service on the remaining unserved defendants (the developer-controlled board of directors) has been attempted and all but two have been served. Final attempts at locating and serving these two defendants is being made.
  - Discovery is ongoing, consisting of demands to and from defendants. The discovery demands to the Association have sought documentation and information from the Association regarding the construction defects and breaches of fiduciary duties. Much of the information to be provided in response to these demands has been delayed until the expert reports were completed on the defects and their causes, and the estimate for repair. A more detailed and accurate assessment of the damages is able to be and will be provided to the opposition, due to the fact that the Association has been in the process of repairs to the buildings. We have also served several discovery demands for documents and information to all defendants.
  - We anticipate depositions to commence in the next couple months and a case management conference to set scheduling deadlines for discovery, mediation and ultimately trial, if not settled sooner. As a result of the initial discovery being had and service on virtually all defendants having been accomplished, the matter should now proceed at a faster pace.
- **Claims Against the Association Insurance Carriers:**
  - Parallel to the construction defect case, we are seeking coverage under the Association's insurance policies. Demands upon insurance carriers have been made for which the carriers have, as expected, initially denied coverage. We promptly followed up with a letter of objection, setting forth the facts and circumstances why coverage should be had. Since the initial denial and our written objection setting forth why the claims should be covered, the carriers have engaged in an investigation of the claims, having their engineers inspect the buildings and taking the depositions of the Association's corporate representative and engineer. No final determination has been received nor has any offer to settle or pay the claims been tendered by the carriers.
  - Because of this delay in response, we have filed Civil Remedy Notices against several of the insurance carriers, which provides them with notice that we consider their failure to settle and pay on these claims in bad faith. If not settled soon, we will be filing complaints against the carriers for coverage and damages.

## 2. Grounds and Common Elements Update

### Water water everywhere

- It's been a very wet week in Sarasota, and this is expected to continue for the remainder of the week.
- The main pool was shut down on Monday due to the amount of rain and the pump's inability to keep up with the amount of water and debris (dirt and mulch) that were entering the pool area. This was remedied the following day, and a replacement pump is being researched.
- This week was also extremely eventful with plumbing failures resulting in plumbers' visits and water extraction services and repairs for 7 units.

### Signal 88 Patrols

- Signal 88 contacted us and offered 3 additional visits per day for the Memorial Day 3 day weekend. They are doing this due to the high number of requests they have received from other associations.
- They will begin their additional daily visits from 12 noon to 5 pm on Saturday, Sunday, and Monday. The additional cost for this is \$136.

## 3. Proficient & Professional Management of the Association

### New Maintenance Staff Member

- We are pleased to announce that Mr Ryan Hennessey has joined PCM and Vintage Grande as a new member of our maintenance team, on a part time basis.
- Ryan, like Stanley Snow of our maintenance group and property manager Glenn Aitelli, is a resident of Vintage Grand. We are fortunate to have individuals who know our property and live on-site as part of our VG team.

### Monthly payment of HOA Fees

- HOA fees are due on the 1st of each month. As per our Association governing documents, assessments not paid within 10 days from the date when they are due shall bear interest at 15% per annum from the due date until paid and shall be subject to an administrative late fee in an amount not to exceed the greater of \$25 or 5% of each delinquent instalment.
- The late charges by unit type for 2018 are:

Unit Type	Monthly HOA fee	Late fee	15% interest, monthly amount
A1	\$383.12	\$25.00	\$4.79
A2	\$493.46	\$25.00	\$6.17
B1	\$685.75	\$34.29	\$8.57
B2	\$756.00	\$37.80	\$9.45
C1	\$876.58	\$43.83	\$10.96
C2	\$971.41	\$48.57	\$12.14

- Argus was not diligent in assessing and collecting interest and fees on overdue HOA payments. Effective June, PCM will implement its customary practice of charging late payment penalties, accompanied by a letter noting the delinquent status of payment.
- Most owners pay before the 10<sup>th</sup> of the month and will not be impacted by this.

### Coupon Books

- We have learned that new coupon books will not be required – you may continue to use your existing coupon books to the end of the year. This is great news, as it saves us printing, mailing and administrative costs.

- There have been several queries from owners regarding the coupon books and fact that the name Argus appears on them. This is not a concern -- in a nutshell, here's how the coupon book payment process works:
  - The PO Box on the coupon belongs to our bank, Centennial Bank
  - Centennial Bank opens the PO Box and each envelope in it. It processes the payments and deposits the funds to VG's bank accounts with the bank.
  - The electronic file of the payment details was previously transmitted to Argus, hence the word Argus on the coupon.
  - Centennial has now implemented a workaround to transmit the electronic file to PCM each month without reprinting the coupons.

### Water Damage Charges

- On occasion there are unfortunately situations that arise whereby a unit sustains water damage through intrusion from a neighboring unit. Once alerted, the HOA acts quickly to stop the water and repair the damage using our trusted qualified licensed firm. Very often the cost of this emergency repair is the responsibility of the unit owner that caused the damage.
- Regrettably, the previous property managers were not diligent in seeking reimbursement from the at-fault owners, and these repair costs are being borne by all of us. This has partially contributed to the over-budget situation we are in.
- We are undertaking to review all the invoices for water extraction and damage repairs in the past months and invoicing owners for those repairs that are their responsibility to pay. Letters will be sent out to those owners over the coming month.

### New Vintage Grand Website

- Response has been very positive to our new website, which can be found at [vintagegrand.org](http://vintagegrand.org). It will continue to evolve, with new documents being loaded regularly.
- Usage statistics show about 100 visitors to the site, evenly split between the US and Canada.
- A couple of reminders:
  - 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.
  - Request Form to Vintage Grand Office: This is the new way for owners to request information, repairs, report issues, anything to the VG office. 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. The form is located as the last heading in the OWNERS section.
- We have uploaded photos provided by Delta Engineering of current work in the remediation project. These can be found in the OWNERS / BUILDING REMEDIATION PROJECT section of the website.

## 4. Two-Way Communication with Owners

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

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