



Board Meeting Minutes
May 31, 2018
4012 Crocker's Lake Blvd.
Sarasota, Fl.
10:30 AM

Determination of Quorum: Joe Gianino, (President), Jackie Vizzi (Secretary)
 Members via phone: Dave Carter (Vice President), and Karen Domaratzki (Treasurer).
 Glenn Aitelli, VG Property Manager

Call to order: Joe Gianino, President, called the meeting to order at 10:30 AM.

Proof of Notice: Joe Gianino acknowledged that the notice was posted at the clubhouse for 48 hours prior to the meeting according to Florida Statutes.

Approval of Minutes Jackie Vizzi made the motion to (**Motion #1**) approve the Minutes from the Board Meeting dated April 27, 2018. Karen Domaratzki seconded. Minutes were approved unanimously.

The Board introduced Glenn Aitelli as the new Property Manager. There was a question if the new contract with PCM was approved by the Board. Question was noted pending further investigation.

Trash Violations: Joe Gianino made a motion (**Motion #2**) to send the trash violations to the fining committee. Jackie Vizzi seconded the motion and it passed unanimously.

Office Hours: Joe Gianino presented the motion (**Motion#3**) to change the office hours for the summer to 8:30AM to 5PM. Jackie Vizzi seconded the motion and it passed unanimously.

TV Room: Joe Gianino presented the motion (**Motion#4**) to annex the adjoining TV room to be used by the Office. Karen Domaratzki seconded the motion and it passed unanimously. This move reflects a \$60 per month savings in storage fees. The TV room is not being used and our documents allows to do this change.

Officer's Report

Karen Domaratzki presented the Financial for March and April. The Operational account is overbudgeted by \$106,000. There are many reasons for this problem and she went down the list of overbudgeted issues. Many of these problems stem from the prior management not properly doing the budget oversight.

Grounds: \$30,000 overbudget

Gazebos \$27,000 overbudget

Water leaks: Invoicing was not done properly. Present manager is looking into this and billing will be sent to the correct responsible parties.

Fencing: This might be a reserve item. Management is looking into this issue.

Roof Repair: Many leaky roofs, \$12,000 overbudget

Ground keeping staff: \$9000 overbudget, due to negligence in working near to air conditioners units and damaging them.

Karen recommended a more realistic budget next year. Joe Gianino made the motion (**Motion #5**), seconded by Dave Carter to accept the March and April Financials. The Motion carried with three votes. Jackie Vizzi abstained from voting since she had not read the Financials because she was out of the state.

J. Vizzi
 Secretary

*Approved
 minutes
 June 13 2018
 Board
 meeting*

Construction Update: Dave Carter made a report on the status of the Construction project. He noted that Elias Brothers is in the final stages of completing its contracted remediation work on the first five buildings (17,19,22,4 and 28) and should be finished by late July. The current target dates for completing the major components of work on each of those buildings (painting, installation of balcony railings and installation of screen enclosures) are communicated in our biweekly newsletter to owners.

The contract with RL James to complete the next phase of remediation work is in the process of being finalized. It is now in the lawyers' hands for final edits and will be sent to the Board soon for a vote. The scope of work that will be covered in that contract is as follows:

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 three currently shored balconies in other buildings that cannot be reopened due to remaining structural deficiencies

2019:

- Full remediation of buildings 10, 26 and 27
- Beginning remediation of Building 24

2020:

- Finish remediation of Building 24
- Full remediation of Buildings 20, 21 and 23

Dryer Vents: Joe Gianino made a motion (**Motion #6**) to have the Association maintain the dryer vents. Jackie Vizzi seconded. Discussion followed on the procedures, technicalities, fire risks and frequency of the dryer vents maintenance. Motion passed unanimously.

There were some topics/ comments by owners present.

1. Hurricane Evacuations
2. Implementations to secure the community for hurricane/storms
3. Lawsuit deposition that needs to be signed.
4. Staff time in taking care of tenants
5. Loan status
6. Cleaning after dogs
7. Trash cleaning
8. Illegal tenants

Joe Gianino made a motion to adjourn (**Motion #7**) the meeting. Dave Carter seconded and the motion passed unanimously. Meeting ended at 11:45 AM.

Minutes prepared by Jackie Vizzi