



VINTAGEGRAND CONDOMINIUM ASSOCIATIONNEWSLETTER #6

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. Their work completion schedule now shows the following target completion dates for the remaining major phases of 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 by June 13
 - **Building 19:** All building painting is complete and balcony railings have been painted and installed; screen enclosures will be installed by June 18
 - **Building 22:** All building painting is complete and balcony railings have been installed; screen enclosures to be installed by June 22
 - **Building 4:** All painting is complete and balcony railings have been installed; screen enclosures to be installed by June 27
 - **Building 28:** All painting is complete, except for a few balcony/lanai walls, and balcony railings have been installed; screen enclosures to be installed by July 10
- After the above major phases of work have been completed. Elias will be following up on “punch-list” items found through a comprehensive final inspection by Delta Engineering. Other final detailing work such as washing the windows and installing the window screens will also be completed.
- 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

- The contract with R L James has now been finalized and will be presented to the board of directors for approval at a meeting 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

Legal Proceedings

- Our commentary in Newsletter #5 on legal proceedings relating to the construction defects prompted queries from owners about the form of payment to our legal counsel.
- Compensation is a blend of contingency payments and hours billed. The contingency payments will be in effect when the case goes to trial. Legal work prior to that is primarily billed on an hourly basis, and there is a \$40,000 allocation for this in the approved 2018 budget. Similar amounts were spent in prior years.
- This law firm, in addition to our Association counsel, was involved in the review of the R L James contract, contributing to some of the delay in the finalization of that contract.

2. Grounds and Common Elements Update

Pool Intruders Apprehended!

- Signal 88's report for May 25 advised the following, which we are sharing in its entirety:
 - "We arrived on property to conduct pool lock ups. After locking the main pool area, we noticed five juveniles dodging behind a bush. We drove to building 7 and saw that they had already entered into the pool area.
 - We called Sarasota Sheriffs office and waited for the Deputy to respond. The Sheriff's Deputies pulled in 10 minutes later.
 - They are the same juveniles that ran last time. We split up into 2 groups given the fact they ran last time. Once we entered the pool area the juveniles took off running. Two juveniles jumped the fence on the north side of the pool. One of the two juveniles got stuck on the fence and the other got away.
 - The four juveniles that were caught were charged with trespassing. Photos were taken and they were released to their parents."
- There have been no subsequent sightings of pool intruders by Signal 88 since that date.
- If you witness unauthorized pool users anytime during the day or evening, please report this immediately to Signal 88 at 941-217-7300.

Property Improvement Updates

- Metal fabrication of the pool gates to improve security begins next week.
- Low-pressure washing of buildings continues.
- The side of building 9, which had mismatched paint, was repainted and looks great. Photos will be posted in the "Building Remediation" area of the Owners section of our Association website vintagegrand.org

Dryer Vents

- Our Association governing documents are silent regarding ownership and responsibility of maintenance of dryer vents. The dryer vents exist outside the unit boundaries and in the common elements.
- The Board has the authority (as per our Counsel) to decide if the maintenance of the dryer vents is an Association or a member responsibility. The Board has taken the position that the responsibility of maintenance of the dryer vents belongs to the Association. The factors in this decision were 1) a unit owner's failure to clean their dryer vents could pose a fire risk to their neighbors, 2) having each unit owner contract with a firm to clean their vent is inconvenient, costly, and uses office resources to sign in contractors etc.
- Over the coming months our maintenance staff will be cleaning the dryer vents at no additional cost to you. You'll receive advance notice of when your unit will be entered for this cleaning.

3. Proficient & Professional Management of the Association

It's Hurricane Season Again

- The 2018 Atlantic hurricane season began on June 1 and runs until November 30. The National Hurricane Centre is predicting that this will be an "average" year for hurricanes. Though it only takes one bad storm to cause havoc.
- The following document on our website provides comprehensive information and should be reviewed annually by all. <https://vintagegrandcondo.files.wordpress.com/2018/04/vg-emergency-preparedness-0117.pdf> Vintage Grand must be evacuated for any storm rated Category 1 or stronger. However, residents in the 5 remediated buildings could remain until the county orders evacuation.
- Residents with uninhabited units are reminded that the HOA office will not go in and check your unit after any storm. You may wish to hire a property manager or make arrangements with a neighbour to inspect your unit. You should review what your insurance policy states regarding frequency of property inspections during periods of vacancy.
- The county of Sarasota and its various agencies provide an abundance of information to residents regarding hurricane preparedness and action to take as major storms approach. Our most trusted Facebook page to follow is Tampa ABC network weatherman Denis Phillips. CNN and the Weather Network coverage, on the other hand, overreact and instil unnecessary panic.
- We'll be using our website, including the Bulletin Board feature, to share important storm information with residents.

Financial Update: first 4 months to April 30 2018

- March and April financial statements have been approved by the Board and uploaded to the website.
- Overdue assessments due from owners continue to be around the \$80,000 mark, with the bulk of this due from 4 owners. We are making some progress in bringing this figure down.
- Through the end of April, the Association is \$106,000 over budget.
- This is largely due to expenditures committed to by the previous Board but not included in the 2018 budget. These were not frivolous expenditures but the budget cannot meet these extra costs. Specifically:
 - Grounds expenses are \$30,000 over budget due to the \$40,000 contract for tree trimming carried out in January, with only \$10,000 budgeted for this.
 - Building maintenance is over budget [note: this is not the remediation project, but the operating budget for building maintenance] due to unbudgeted Gazebo repairs of \$17,000 and unbudgeted fire safety system replacements and repairs of \$19,000. Total \$36,000.

- Together these underfunded commitments account for us being \$66,000 over budget.
- Other items which contribute to the over-budget situation are:
 - \$12,000 in drywall repairs to units due to water damage, paid by the Association, and now awaiting reimbursement from owners. This was discussed in the previous Newsletter.
 - \$12,400 in roof repairs. We have leaky roofs, and will continue to incur costs to patch up sections until such time as we have funds to replace the roofs of the entire complex.
 - \$8,800 in “unfortunate” expenses. Errors by former maintenance staff and management resulted in the Association paying for repairs/replacement of the air conditioning systems of 2 units, totalling \$8,800.
 - Management is working diligently to manage expenses, use better calibre suppliers, and actively reviewing both expense and revenue categories for leakage. We’ll continue to update you, but it is certain that the 2019 budget will require a modest increase.

Governing Documents

- Anyone who has read our declaration of condominium and other governing documents would quickly notice that they were written when a developer owned the property and was in the process of selling units. Any changes to the documents have been added on as amendments.
- To make things neat and tidy to reflect the current ownership structure we could engage our Association counsel to rewrite the governing documents. The estimated cost of this is in excess of \$5,000. Given the other initiatives and expenses on the go, this is staying on the back burner but will be revisited in future.

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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