



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #9

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 Status – First Five Buildings

- Elias Brothers has substantially completed all of its contracted work on the five buildings. Most of the “punch list” correction items identified through Delta Engineering’s inspections of buildings 4, 17, 19 and 22 have been addressed by Elias. Building 28 was inspected on July 18 and Elias expects to complete all needed correction items on that building by July 27. Project closeout paperwork will be submitted by the end of July and final payments will be processed by mid-August. After the final payments have been processed, owners will be apprised of the total remediation costs for the first five buildings.
- D&D Seamless Gutters has installed new gutters and downspouts on buildings 4, 17, 19 and 22. Building 28 is expected to be completed by July 25.
- Bids have been obtained from three contractors for grading and landscape restoration around the remediated buildings. These bids will be reviewed by the board of directors at the July 23 Board meeting and a contract for that work should be finalized shortly thereafter.
- New building signs in a format that matches the existing signs have been fabricated in a more durable resin material. These are scheduled to be installed during the week of July 23.

Next Phases of Remediation (remainder of 2018 through end of 2020)

- A project kick-off meeting was held with R L James and Delta Engineering on July 10. Since then, R L James personnel have been on site scouting potential staging areas for the 2018 work and reviewing construction standards and process expectations with Delta Engineering representatives. All needed construction permits from Sarasota County should be on hand in time to allow demolition work to be started on building 14 on July 30. A copy of the current planned schedule for all work components that are included in the R L James contract is being distributed with this newsletter, and will also be posted to the Owner’s section of the website in the Building Remediation Project section. *(section 4 of the Newsletter always includes a hotlink to the website and reminder of the Owner section password)*

2. Grounds and Common Elements Update

Property Improvement Updates

- The new trash compactor will be installed on August 3.
- As previously reported, there is some unsavoury activity happening in the secluded area between the lake and Building 10, and some graffiti has appeared on the property. Installation of motion-activated sensors and security lights at Building 10 to deter this unwanted activity will begin next week.
- The air conditioner motor in the Exercise Room gave out and needed to be replaced. Our maintenance head Stanley found 15 a/c disconnect boxes that we have no use for and worked out a deal with Action Air to trade the boxes for 30% off the repair cost.
- We are getting bids to redo the eroded entrance signs. We want Vintage Grand to give a positive first impression to newcomers, and our property to look lush and maintained for residents and owners.

3. Proficient & Professional Management of the Association

Refunds Received: \$14,137

- You may recall our story of the phantom dumpster, a dumpster Vintage Grand did not have but paid an invoice for each month. We have now received a refund check from Waste Management for \$4,237 representing two years of payments. Hats off to our Property Manager Glenn Aitelli who questioned the invoice, walked the grounds to ensure there really wasn't such a dumpster, and called in Waste Management to view the property and broach the topic of a refund.
- We have also received a refund from Elias Brothers for \$9,900. This arose when we received another Change Order Request from Elias, with a fee for windowsill replacement in one of the remediated buildings. The Request was approved by Delta Engineering. But upon close review of our contract with Elias by management it was apparent that windowsills were included in the contract price. As a result the Change Order and fee for that building was amended, and a refund for prior erroneous windowsill charges was received.

Board of Directors meeting

- The next Board of Directors meeting will be held on Monday July 23 at 10 am. The Agenda has been distributed and is posted in the Owners section of our website. In the August 3 newsletter we'll provide a recap of the items covered, including a financial update.
- Our lawyer has advised that owners phoning in to a Board meeting is not acceptable, as there is no way to authenticate that only owners are in attendance on the phone lines.

4. Two-Way Communication with Owners

All newsletters are posted on the website in the Owners section, for handy reference.

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