



## VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #8

### **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 Brothers has substantially completed all of its contracted work on the five buildings. Walkthrough inspections of Buildings 17, 19 and 22 have been completed by Delta Engineering and all of the "punch list" correction items identified through those inspections have been addressed by Elias. Buildings 4 and 28 will go through the walkthrough inspection and punch list write-up process during the week of July 9.
- D&D Seamless Gutters is in the process of installing new gutters and downspouts on the five remediated buildings. That work should be completed by July 20.
- Owen Electric has completed the installation of building exterior lights on all five buildings
- Fire alarm horns were replaced in the five buildings.
- The five buildings have received termite prevention treatment, to protect our investment.
- Bids have been obtained from three contractors for grading and landscape restoration around the five remediated buildings. It is expected that the board of directors will approve a contract for that work at its next meeting in late July.

### **Next Phases of Remediation**

- The contract with R L James to complete the next phases of remediation has been signed by all parties. A kick-off meeting will be held during the week of July 9 and R L James personnel will be mobilizing on site shortly thereafter. A detailed schedule for the work that they will be completing through the end of 2018 will be communicated in a future newsletter. Please refer to previous newsletters for a high-level outline of the work that R L James will be completing in 2018, 2019 and 2020.

## 2. Grounds and Common Elements Update

### Property Improvement Updates

- Re Pool keys: The inadequate record keeping and files in the office proved to be an issue once again. We had a problem as no key cutting service contacted had the blank needed to cut extra keys for us. At one point we worried we'd have to change the lock and cut new pool keys for each unit! Nancy in our office persistently searched for several days, and found an invoice from 2016 from a local locksmith. He is still around, can access this specialty key blank, and is able to cut extra keys.
- Renovations of the men's room at the front pool have been completed.
- There is some unsavoury activity happening in the secluded area between the lake and Building 10, and some graffiti has appeared on the property. We are getting bids for security lights and sensors for Building 10 to light up this area as a deterrent. Signal 88 has also been alerted to monitor for these unpleasant activities on a regular basis.
- We are looking for a low cost solution to fix the large fountain by the main pool. It's such a shame to have that beautiful fountain sitting there rusting away, and a safety hazard too.
- The pier has been cleaned, the wood is sealed, and the pier is reopened.

### Hurricane Preparedness

- Owners are reminded to review the document on our website in the Owners section outlining hurricane emergency preparedness plans. <https://vintagegrand.org/other-informational-forms>
- Sarasota County websites also contain vast amounts of information
- If your unit is vacant over the summer it's a good idea to have someone check on it after heavy rainfalls.

## 3. Proficient & Professional Management of the Association

### Financial Update

- May was the first month that our accounting and financial reports were performed for us by PCM. These cannot be posted and discussed in detail prior to ratification at a Board meeting, which will take place later in July. However 3 observations can be shared at this time:
  - Argus mistakenly billed and deducted an additional \$10,470 from our account to cover payroll costs. This was caught by our management team and reimbursement has been received.
  - Overall, our financial results for May were stronger and more positive than the prior months.
  - PCM's financial reporting package provides the Board with additional analysis and reports compared to that provided by Argus.

## 4. Two-Way Communication with Owners

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

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