



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #12

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

- Project close-out and warranty documents are still being finalized by Elias Brothers and Delta Engineering. The association is withholding payment of the \$186,648 retainage on the contract and will continue to do so until proper close-out paperwork is submitted.
- Grading and landscape restoration work around building 17 has been completed. Approx 300 20 gallon flowering or decorative leaf plants were planted and mulch was laid. Pictures of the end product will be posted to the Vintage Grand website shortly. We were very pleased with the professionalism and detailed horticultural knowledge of the firm we selected. Proposals are now being solicited for similar work around the other four remediated buildings.
- Bids have been obtained from three potential contractors to install leaf guards on the rain gutters of the five remediated buildings. Those bids will be reviewed by the board of directors at our next open meeting on September 3.

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

- Sarasota County issued a construction permit for building 14 on Friday, August 17 and R L James resumed its work on the west end of the lake side of the building on Monday, August 20. They have completed wood framing repairs and the installation of hurricane straps and bracing on the lake side walls of units 1412 and 1422 and have started the balcony column repairs for those units. During the week of September 3, R L James will complete the balcony column repairs and begin installing plywood sheathing, Tyvex building wrap and new windows on that end of the building. Stucco demolition will also be started on the east end of the lake side of the building (by units 1414 and 1424).
- The project team is awaiting receipt of a construction permit for building 25. The current schedule shows scaffolding erection and stucco demolition work beginning on that building during the week of September 17.

- Overall, the project is progressing about 3 weeks behind the original schedule that was shared with owners in late July, due to the county's delay in issuing the first construction permit. An updated schedule, showing additional detail on all phases of work to be completed on each elevation of buildings 14 and 25, will be developed and shared with owners in conjunction with our next biweekly newsletter on September 14.

Status of Legal Proceedings

- Dave Carter and Joe Joseph completed a conference call with our construction attorney, Salvatore Scro, on August 30. The current expectations for potential resolution of the various legal proceedings on the project are as follows:
 - Arbitration process with largest insurance carrier on our \$15 million "building collapse" claim: expected to start in late 2018 and be resolved by some time in the second quarter of 2019
 - Mediation process with developer and past board directors for breach of implied warranties and breach of fiduciary duties: expected to start in first quarter of 2019 and either be resolved or go to trial by the fourth quarter of 2019
- Joe and Dave will be conferring again with Sal in late September and on a monthly basis thereafter. Owners will be kept updated through these biweekly newsletters.

Engineering Evaluation

- We announced earlier that an "engineering evaluation of alternative building damage discovery and remediation methods" would be conducted during the fall of this year to identify ways that the association might be able to reduce its per building remediation costs going forward. The Request for Proposal (RFP) for that study has been drafted but the initiative has been placed on hold, while we continue our research and discussions with our construction attorney and others.

Owner Questions

We are again reminding owners that any questions that they may have about the building remediation project should be directed initially to our on-site property manager, Glenn Aitelli via [Request Form to Vintage Grand Office](#). He will answer as many as he can on his own and refer the more complex or policy-related questions to board members for their review and response.

2. Grounds and Common Elements Update

Property Improvement Updates

- Gutter cleaning has now been completed.
- We are in the process of scheduling the cleaning of dryer vents and air conditioning lines, and also noting the installation dates of hot water tanks.
- An irrigation systems firm has made repairs to our irrigation system and the original installer, Electro Mechanical, has agreed to pay for some of these repairs. While the irrigation system is operational, we are still working to get it fully functional. This saga is not over yet.

3. Proficient & Professional Management of the Association

Financial Update

- June and July financial results for our Operating budget continued the positive trend begun in May. The reports cannot be posted and discussed in detail prior to ratification at a Board meeting, with the next one scheduled for Sept 3.

- As an overall observation, expenditures in May, June and July were significantly under budget, resulting in budget surpluses in each of those months. We are steadily digging ourselves out of the accumulated budget deficit of over \$100,000 that stood at April 30.

myHOast web service

- Owners may have received an email earlier in August inviting them to access the myHOast site for the Vintage Grand community.
- myHOast is a web service that Vintage Grand subscribed to beginning in 2017 to enable on-line voting by owners. This has been a huge benefit to the approx 35% of owners who do not live in the US and were hampered by slow mail delivery of voting ballots and other important information.
- We heartily endorse enrolment and the use of this web service for on-line voting.

Vintage Grand Rules and Regulations

- Condominium Association rules govern each owner's behavior, and also protect each owner against irresponsible actions by the other 431 owners. Our Condominium Declaration and By-Laws are housed on our Association website in the Owner's section. The following is a recap and reminder of some key topics.
- Lanais, Patios, Balconies:
 - Use and storage of barbecues is not permitted and will incur a \$1,000 fine if not removed promptly after receiving a warning. Electric barbecues are also not permitted. Please use the barbecue area that is part of the common elements.
 - The only articles permitted on balconies and lanais are patio-type furniture.
 - Floor coverings, carpets, tiles are not permitted and should be removed immediately. They can damage the surface, trap water, and lead to costly repairs that the Association must absorb, as lanais, patios and balconies are part of the common elements and are the responsibility of the Vintage Grand Association. Fines can be levied for these violations.
- Alterations and Improvements to Units:
 - Our Association documents require that any alteration or improvement to a unit by its owner be pre-approved by the Board. (refer sections 9.1 and 17.9) There is a request form for this housed on our website at <https://vintagegrand.org/forms>, look for "VG Architectural Request Consent Form 0515". Note that this process and form have been in place since May 2015, with one amendment to the form in August 2017.
 - When your contractor enters our property he must first visit the office to receive a parking pass, otherwise the vehicle will be towed. At that time the office will check that the contracted work has been approved. No approval is required for replacement of appliances.
 - The Architectural Request Consent Form indicates that flooring on second floor units must meet (quote) "sound insulation specifications determined from time to time by the Board with respect to tile, marble, wood and the like". It is not clear to us where these specifications are documented and we will be researching and clarifying this topic to you in the very near future.
 - We have been made aware of second floor units where hard flooring was installed without Board approval, and the sound insulation is insufficient. The Association can require the owner to have the flooring removed promptly and replaced with approved sound insulated flooring at the owner's expense.
 - Please contact our on-site property manager Glenn Aitelli via [Request Form to Vintage Grand Office](#) or 941 923 7380 if you wish to discuss a specific situation.

Water Damage

- There's a saying in property management that "water is the new fire". Water leaks have the ability to cause tremendous damage to property in short periods of time. They can impact not only the

originating unit but those of neighbors as well. The following are some examples of water intrusion that has damaged Vintage Grand units over the past year. There are cautionary lessons here for all of us.

- **Appliance installation:** A dishwasher was delivered and installed by a major department store chain. The first time it was used water leaked through the originating unit, and into the unit below. A washing machine was delivered and installed by an unlicensed individual. Connections were not solid and gallons of water leaked into the unit below. Repair costs quickly run into the thousands of dollars, as the units must be quickly dried to prevent mold, and then drywall on ceilings and walls must be replaced and repainted. Flooring may also need to be replaced. Insurance claims must be filed by owners, and the entire event is very disruptive. Please be vigilant with new appliances that use water, and closely monitor their initial operation. Stand by and be prepared to stop the machines if any water leaks are detected.
- **Hot Water Tanks:** These tanks have a lifespan of 10 years. There are usually few signs that they have reached the end, in fact it could be a burning smell that indicates that parts are about to burst. Rust may also be evident on the bottom. A burst hot water tank can quickly cause a great deal of damage to the originating unit and those below and next door. Drywall absorbs water and carries it to adjoining walls. This is one item where a proactive scheduled replacement is better than waiting for a breakdown. Do you know how old your hot water tank is? While replacing your hot water tank, consider replacing the main water shut off valve for your unit. The builder-installed one is inexpensive plastic. A good quality metal one can be installed by a plumber for about \$150.
- **Vacant Units:** There have been several instances of owners returning to their units after extended absences and being greeted by pooling water and water-destroyed walls and ceilings. The water intrusion was not caused by them, but their failure to have the unit checked on while vacant resulted in the water leaking for long periods (days, weeks) and causing more extensive damage than if someone had been there to spot it. Damage has also seeped into the adjoining units. Some insurance providers require that your property be visited at certain intervals, and will disallow claims when that cannot be proven. Hiring a property watcher or installing a smart thermostat that issues email alerts when humidity levels reach a certain threshold (indicating a possible leak) are two avenues to consider.

4. Two-Way Communication with Owners

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

Contact information:

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Director	Joe Joseph	Jsting56@gmail.com
Property Manager	Glenn Aitelli	Request Form to Vintage Grand Office
HOA Website	https://vintagegrand.org	Password to Owner section: PalmTree40