



Board Meeting Minutes  
July 23, 2018  
4012 Crocker's Lake Blvd.  
Sarasota, Fl. 34238  
10:00 AM

**Determination of Quorum:** Joe Gianino, President, Jackie Vizzi, Secretary

Via Phone: Dave Carter, Vice President and Karen Domaratzki, Treasurer.

Glenn Aitelli, Vintage Grand Property Manager, was also present.

**Call to order:** Joe Gianino, President, called the meeting to order at 10:00 AM.

**Proof of Notice:** Joe Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes and an e-mail was sent to those members who are on the e-mail list.

**Approval of Minutes: June 13, 2018:** Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for June 13, 2018. Joe Gianino seconded the motion. Motion was approved by all.

**Contract with RL James:** There was some discussion about problems on posting contracts on the website. The Board agreed to have Glenn Aitelli to check with the attorney about the correct procedure.

**Financials:** Karen Domaratzki gave the report based on the May Financial report. The overbudget was reduced to \$81,000 in May from \$106,000 in April. It still needs further reduction and the whole staff and Board are working hard to reduce this deficit. Karen Domaratzki made the motion (**Motion #2**) to ratify the May Financial Statement. Dave Carter seconded and it passed unanimously. Karen added that the financial audit report for the year 2017 has now been completed by Flanagan & Jason. Completion of that audit was delayed due to the lack of cooperation in sharing information from the prior management. There was a correction on page 9 of the audit. It should say monthly not quarterly. Karen Domaratzki made the motion (**Motion #3**), seconded by Dave Carter to have the Association president be directed to represent the association on any audit from Flanagan and Jason from July 9, 2018. Motion passed unanimously.

Glenn Aitelli stated that a letter will be sent to all owners asking them to contact the office if they want a copy of the final report.

Karen Domaratzki made a motion (**Motion #4**), seconded by Joe Gianino, to agree to a forensic audit to be prepared by Flanagan and Jason with a cost of under \$3750. Motion passed unanimously.

**Board Director:** Jack Harris is no longer a Board director. To fill his vacant seat, Joe Gianino made a motion (**Motion #5**) to have Joe Joseph be considered to fill the open seat. Dave Carter seconded and the motion passed unanimously. At this point Joe Joseph joins the meeting via telephone.

**Violations:** A list of violations both for trash and improper short-term rentals, was presented to the Board. Joe Gianino made the motion (**Motion #6**), seconded by Karen Domaratzki, to send the list to the Fining Committee. Motion passed unanimously. The Association is very aware of violations particularly short-term rentals which are a direct breach of VG Documents and will take any action to stop the violators. There is a potential court date for August 14 to bring one of the owners in violation to court. Glenn Aitelli will be sending warning letters to those owners in violation.

Approved  
September 3, 2018  
J. Vizzi  
(Secretary)

**Landscape and Grading, Building 17:** As the buildings are finished there is a need for a final landscaping and grading. Various quotes were received by the office for this work: Devine \$8490, Oakley \$22,405, West Coast \$5800. Joe Gianino made a motion (**Motion #7**) to accept the West Coast proposal for landscaping and grading for building #17. Motion was seconded by Dave Carter and it passed unanimously. The timeline for this work is about two months. It was suggested to have the attorney look into a rebidding contract or a package for the other buildings if the work is done satisfactory.

**Key Tags:** Our security company suggested to, in order to improve security and make sure that unauthorized persons are not using the pool, issue key tags. These key tags will cost around \$260. Joe Gianino made the motion (**Motion #8**) to order the key tags and provide these to the owners. Karen Domaratzki seconded the motion. There was discussion on how many guests are allowed per owner/resident. It was suggested that persons who are disruptive and do not have a key tag will be asked to leave. Owners need to pick up their key tags at the office or sign a form to authorize another person. Motion passed unanimously.

**Building Update:** Dave Carter provided a written update on the construction project. There was discussion on Elias progress and an overview of their work. Elias should be finished by September. There was a comparison of work done by Elias vs. work to be done by RL James. RL James will be working on two buildings at a time (Building 14 and 25), possibly three buildings after.

**Meeting Adjourned:** Jackie Vizzi made the motion (**Motion #9**) to adjourn the meeting, seconded by Joe Joseph. Motion passed unanimously and the meeting ended at 11:14AM.

Minutes prepared by Jackie Vizzi