



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #14

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: Elias Brothers' final payment application is being reviewed by Delta Engineering. After that application has been approved by Delta Engineering and the Association, the contract with Elias Brothers will be officially closed out and the contract retainage funds will be released.
- Grading and Landscape Restoration Work: West Coast Landscaping's proposal for grading and landscaping restoration work around buildings 4, 19, 22 and 28 has been accepted by the Association and a work schedule is being developed.
- Leaf Guards on Rain Gutters: Formal acceptance of the bid proposal previously received from Supreme Seamless Gutters for the installation of rain gutter leaf guards on the five remediated buildings has been postponed to allow consideration of a competing bid proposal that is being developed by R L James.

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

- Overall schedule progress: Work progress has slipped about 2 weeks behind the 9-11-2018 bar chart schedule that is posted in the owners' section of the Vintage Grand website, due to some work coordination issues with Delta Engineering and additional delays in the permit approval process within the Sarasota County Building Department. The work pace should accelerate in October. An updated bar chart schedule will be distributed with our next newsletter on October 12.
- Delta Engineering field reports: Delta Engineering submits a weekly report to the Association that shows the results of the field inspections that they are performing on the project. These reports include pictures that show the wood frame damage revealed after stucco removal and the progress of subsequent repairs. Copies of those reports are now being posted to the owners' section of the Vintage Grand website in the "Building Remediation" folder at <https://vintagegrand.org/building-restoration-project>

- Building 14 – Elevation E (lakeside walls of units 1412 and 1422): Plywood sheathing and Tyvex installation work has been completed and new windows have been installed. A water pressure test to verify proper sealing of one sample window was completed on September 25.
- Building 14 – Elevation D (lakeside walls of units 1414 and 1424): Wood framing and balcony column repairs, installation of hurricane straps/bracing, and the application of termite proofing and wood preservative have been completed. Plywood sheathing and Tyvex installation work is in progress. New windows will be installed during the week of October 1
- Building 14 – Elevation F (west gabled end, side walls of units 1411, 1412, 1421 and 1422): Stucco demolition has been started and should be completed during in the week of October 1. Wood framing repairs and the installation of hurricane straps/bracing will follow.
- Building 25: Sarasota County is still finalizing the construction permit for this building. Scaffolding has been delivered to the work site and is scheduled to be erected during the week of October 1 to support the start of stucco demolition work on the east gabled end of the building (Elevation H) and across the parking lot side of the building (Elevations A, B and C).
- Other 2018 Work Components: Construction permit applications were submitted to Sarasota County in mid-September covering the planned interior attic truss repairs for buildings 4, 17, 19, 22 and 28, and for the permanent repairs to balconies for units 727, 1324 and 1824 (living room balcony). It is hoped that permits will be received in time to allow those work components to be completed in the November-December timeframe.

2. Grounds and Common Elements Update

- The past few weeks have been consumed with regular maintenance to our grounds and property. A dead tree here and there that needs to come down, building repairs needing attention. Never a dull moment. One area that is becoming increasingly concerning is repairs due to vandalism. We are discussing and exploring avenues to best deal with this.

Pool Area Improvements

- The deck of the front pool has now been painted, and the improvements to the two pool areas that we outlined in the last newsletter are now complete. The front pool is beautiful, with the crisp tan walls and deck, white pool edging, and lovely clear blue water -- it looks like a resort! Entry security has also been enhanced.
- Photos have been posted on the Vintage Grand website at <https://vintagegrand.org/communication-to-owners>

3. Proficient & Professional Management of the Association

Financial Update

- We are pleased to report that the financial results for August were very positive. We continued our recent trend of a significant monthly budget surplus in the operating account. Details cannot be shared until the financial statements are ratified at a Board meeting, to be scheduled in October. Following ratification we'll provide our customary analysis in the newsletter of monthly results and our year-to-date position.

4. Two-Way Communication with Owners

- A Board of Directors meeting will be scheduled for October, date and time to be advised.
- All newsletters are posted on the website in the Owners section, for handy reference.

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