



Board Meeting Minutes
Friday, October 12, 2018
4012 Crocker's Lake Blvd.
Sarasota, Fl. 34238
10 AM

Determination of Quorum: Joe Gianino, President, Jackie Vizzi, Secretary, Dave Carter, Vice President

Via Phone: Director Joe Joseph 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.

Approval of Minutes: September 3, 2018: Joe Gianino made a motion (**Motion #1**) to approve the Minutes for September 3, 2018. Jackie Vizzi seconded the motion. There was discussion to correct the Gutter Leaf Guards section in the minutes to include: the proposal made was for Building 4 and, if the work was satisfactory, it would apply to 5 more buildings. Joe Gianino amended the motion to include the correction to the minutes. (**Motion #2**) Dave Carter seconded the motion and it was passed unanimously.

Financials: Karen Domaratzki made a motion (**Motion #3**) to ratify the August financials and it was seconded by Joe Gianino. The financial report included:

- The deficit status which has been reduced to \$32,500, since there was a budget surplus of \$16,000 for August. It is projected that Vintage grand might break even on its budget by the end of the year.
- The Backflow preventer is estimated to cost around \$30,000. This money should be coming out of the Reserves. An air conditioner problem and mold issue in an unit in building 4 might cost between \$21,000 and \$47,000. This problem has been presented to the insurance and we are waiting for a response.
- The Budget group is currently working on the 2019 Budget. This group includes a PCM representative, Glenn Aitelli and treasurer Karen Domaratzki. This budget needs to be presented to the Board for approval. Motion was approved unanimously.

Cameras: Because of the ongoing series of vandalism in the pool areas, laundry room and garbage area, new remedies need to be considered. Joe Gianino proposed to accept Digital Age Technology proposal, at a cost of \$7413, for the installation of camera in the pool area. (**Motion #4**) This motion was seconded by Karen Domaratzki. Further discussion and questions emerged on this project. An amended motion was presented by Joe Gianino, seconded by Dave Carter, (**Motion #5**) to, after satisfactory review of the product, half of the cost will be paid as a deposit while the work is in progress and the other half upon completion. A contract and warranties need to be provided. Motion passed unanimously.

Landscaping: Three proposals were submitted to remedy VG landscaping and irrigation system: Devine for \$90,000, Oakley for \$105,000 and West Coast for \$110,000 per year. Joe Gianino made the motion (**Motion #6**) to accept West Coast proposal. Dave Carter seconded the motion. There was much discussion on the merit of the proposals, comparison of the services provided by the

Approved
at the
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Board
meeting

J. Vizzi
Secretary

companies, and comments on the performance of our current company (Oakley). It was decided to fine tune the West Coast proposal/contract to include bi-weekly meetings and written inspections. They also need to do a report on the fertilizing schedule. Item G. on the proposal (\$900 cost of inspections and repairs under \$400 do not need further approval) was questioned and needs to be further explained. Joe Gianino amended the motion (**Motion #7**) to include in the prior motion, to investigate the questions raised and to have monthly reports (G) and fertilizing reports (H). Dave Carter seconded. The Board agreed unanimously that once these questions were answered the contract could go to West Coast.

Water Meters: Glenn Aitelli went over the water/meter situation; the water being provided by the County. The Association pays for all the water and is reimbursed by NES which sells the meters and provides the service to read the meters and bill the owners. The water meters are owned by the unit owners and they are responsible for meter maintenance. It seems that some owners have broken meters or no meter at all or simply not paying for the water (130 units registered zero reading). There was much discussion on possible solutions. The office has new meters and owners with defective meters can purchase them there. Another possibility is to include the bill in the HOA fee or to get a meter company that rents and maintains the meters. The Board agreed to ask NES for suggestions and provide a spreadsheet with the pertinent data. Joe Gianino made the motion (**Motion #7**) to table the meter situation until further information. Dave Carter seconded and the motion was passed unanimously.

Meeting Adjourned: Joe Gianino made the motion (**Motion #8**) to adjourn the meeting. It was seconded by Dave Carter. Motion passed unanimously and the meeting ended at 11 AM.

Minutes prepared by Jackie Vizzi