



Board Meeting Minutes
September 3, 2018
4012 Crocker's Lake Blvd.
Sarasota, Fl. 34238
9 AM

Determination of Quorum: Joe Gianino, President, Jackie Vizzi, Secretary
Via Phone: Dave Carter, Vice President, 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 9:00 AM.

Proof of Notice: Joe Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes.

Approval of Minutes: July 23, 2018: Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for July 23, 2018. Joe Gianino seconded the motion. Motion was approved by all.

Financials: Karen Domaratzki gave the June and July Financial report. The budget deficit at July 31 on a year-to-date basis was reduced to a \$48,500 as a result of 2 more months where our revenues exceeded our expenses. This is thanks to the vigilant effort made by Joe Gianino and Glen Aitelli to collect the revenues that the Association is entitled to collect, and to carefully manage our vendors and expenses. Karen then summarized the various sub categories, noting that revenues are over budget due to fees and fines while administrative expense is significantly under budget, as we have reduced staffing costs. One income statement variance highlighted was building maintenance expenses (\$92,000 overbudget) largely due to drywall and roof repairs caused by water intrusion. Much of the drywall repair was costs that should have been billed back to unit owners who were responsible for the water damage, but the previous administration did not follow through on seeking these reimbursements. The drywall repair line is \$41,4000 over budget at July month end. The prudent method is to investigate these repairs charges and bill the owners that should be paying. Karen Domaratzki made a motion (**Motion #2**) to ratify the June and July financials. Joe Gianino seconded the motion and the motion passed unanimously.

Violations: A list of violations both for trash, recycling violations and improper short-term rentals, was presented to the Board. Joe Gianino made the motion (**Motion #3**), seconded by Jackie Vizzi, to send the list once is complete to the Fining Committee. Motion passed unanimously. There will be a potential Legal meeting with the Board regarding the improper rentals sometime in the near future.

Gutter Leaf Guards: Three proposals were presented to install Leaf Guard for the gutters in Building 4: Supreme for \$1190, Shank for \$1975 and D&D for \$1396. The motion (**Motion #4**) to approve Supreme to install the leaf guard for Building 4 and for five more buildings was made by Joe Gianino. It was seconded by Dave Carter and it passed unanimously.

Meeting Adjourned: Joe Gianino made the motion (**Motion #5**) to adjourn the meeting. It was seconded by Karen Domaratzki. Motion passed unanimously and the meeting ended at 10:20 AM.

Minutes prepared by Jackie Vizzi

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*Minutes
Approved
October 12, 2018
J. Vizzi
Secretary*