



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #18

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

Note: *This newsletter is being issued 3 weeks after our previous edition, as we align our issue dates with the construction update meetings with Delta Engineering and contractor RL James.*

1. Building Remediation Update

Work Completion Status – First Five Buildings

- Final Grading and Landscape Restoration Work: WestCoast Landscaping has now completed grading and landscape restoration work around all five of the remediated buildings, although some follow-up corrections/adjustments may be needed after R. L. James completes the caulking work referenced below.
- Sealant Application: R. L. James has installed a caulk sealant around the base of building 4 between the concrete slab and back of the stucco walls. The remaining four remediated buildings will be caulked within the next few weeks and a similar sealant feature will also be provided on all buildings included in the current and future phases of remediation

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

- Updated Schedule: R. L James has furnished an updated project schedule, dated December 3, 2018, and it has been posted to the Vintage Grand website.
- Building 14 Status:
 - Elevations D and E (lakeside walls of units 1414, 1424, 1412 and 1422): Stucco work has been completed and R. L James is waiting for the stucco cement to cure sufficiently to allow painting to

begin. It is expected that painting of this side of the building will be started during the week of December 10.

- Elevation F (west gabled end, side walls of units 1411, 1412, 1421 and 1422): All needed wood framing repair work on the top gabled end and in the attics above units 1421 and 1422 has been completed and plywood sheathing, Tyvex building wrap, a new attic louver, black paper, lathe and stucco accessories have been installed. Stucco application is scheduled to begin during the week of December 10.
- Elevations A and B (parking lot side, front windows of units 1411, 1421, 1413 and 1423): Plywood sheathing, Tyvex building wrap and new windows have been installed and the installation of black paper, lathe and stucco accessories is in progress. Stucco application is scheduled to begin during the week of December 10.
- Elevation C (east gabled end, side walls of units 1413, 1423, 1414 and 1424): Wood framing repairs on the top gable section and truss repairs in the attics above units 1423 and 1424 have been completed. The installation of plywood sheathing and Tyvex building wrap is in progress and is scheduled to be completed during the week of December 10.
- **Building 25 Status:**
 - Elevation H (east gabled end, side walls of units 2511, 2512, 2521 and 2522): Progress on this end of the building has progressed more slowly than previously expected due to extensive damage that was found in the floor joists. Repairs to those joists have now been completed. Wood framing repairs on the top gabled section and truss repairs in the attics above units 2521 and 2522 are in progress. Hurricane straps/bracing, plywood sheathing and Tyvek building wrap is scheduled to be installed during the week of December 10 followed by the installation of new windows during the week of December 17.
 - Elevations A, B and C (parking lot side, front windows of units 2511, 2521, 2513, 2523, 2515, 2525, 2517 and 2527): Wood framing repairs, balcony repairs and the installation of hurricane straps/bracing are in progress across the front of the building. All of that work is scheduled to be completed by December 14. The installation of plywood sheathing, Tyvex building wrap and new windows is scheduled to begin during the week of December 17.
- **Other 2018 Work Components:** In order to concentrate more field staffing on the completion of building 14, the planned attic truss repairs in buildings 4,17, 19, 22 and 28 have been deferred to January. That work will require interior access to the second floor units in all five buildings. Owners will be notified. The planned repairs to the balcony structures for units 727, 1324 and 1824 (living room balcony) are also scheduled to be completed in January.

Status of Legal Proceedings

- Dave Carter and Joe Joseph have been conferring monthly with our construction attorney, Salvatore Scro, to track the progress of the legal proceedings related to the building remediation project. The current status of those proceedings is as follows:
 - Claim Against Association Insurance Carriers: After prolonged but unfruitful discussions with the primary insurance carriers involved with the association's \$15 million building collapse claim, a petition has been filed with a federal court in New York, requesting that the court appoint an claim arbitration panel and establish a schedule for arbitration hearings. While the court has not yet acted on that petition, our attorney expects that the arbitration process will begin in early 2019 and the matter will be settled through either a negotiated settlement or an arbitration ruling by the end of the second quarter of 2019.
 - Suit Against Developer and Developer-Controlled Board of Directors for Breach of Implied Warranties and Breach of Fiduciary Duties: On October 24, our attorney filed a motion with the 12th Judicial Circuit Court in Sarasota County, requesting that a case management conference be held to establish a court ordered plan and schedule for all of the remaining work (discovery

requests, depositions, etc.) that is needed to move our case to trial. The court responded favorably to that motion in November and the case management conference has been scheduled for January 8, 2019. Our attorney expects that the suit will either be resolved through negotiations or go to trial by the fourth quarter of 2019.

2. Grounds and Common Elements Update

Grounds Update

- Some owners have widely shared their views with absent owners that the grounds are not in order and the irrigation system does not work. We wish to address this.
- Vintage Grand has over 20 acres of property and over the years it has been seeded with many different types of grass. Some grasses grow well year-round while others go brown and dormant certain times of the year. Fungus also appears on the ground covering in this humid climate. It would cost thousands to reseed or sod the patches of grass which from time to time are dormant and brown. Meaning that there will be brown grass patches from time to time but they are surrounded by an abundance of green grass. We will be addressing the fungus areas.
- Regarding the irrigation system – as mentioned in previous editions, the new large output pipes have made a tremendous improvement in the capacity of water supplied to the property. We are in the dry season now, and the acres of green grass and thriving new bushes confirm the sprinkler efficiency as well. Management and Joe Gianino had another transition meeting on December 6 with our new (effective January 1) landscape firm Westcoast Landscaping, this time to review the software controlling the irrigation system and have follow up discussions on the best locations of several of the hundreds of sprinkler heads.
- Westcoast Landscaping is very concerned about the health of the large palms on the entry road into the clubhouse. These trees have nail holes in them, perhaps from Christmas lights hung in previous years, and are dying. It would cost over \$2500 per tree for replacements and every effort will be made to remedy the situation.

Garbage and Trash

- At this morning's Board meeting 40 trash violations were approved for referral to the Fines Committee.
- Please review, and have your tenants review, the rules for disposal of garbage that are available on our website.

Vintage Grand --Decorated for the Holidays

- The entrance to Vintage Grand is all decorated for the holidays as a Christmas Wonderland. Residents have been coming by to enjoy the lights and take pictures. We'll post some to the website.



Rockin' Around the Christmas Tree and other merriment

- Owners are invited to a Holiday Party on December 19 at 6 pm in the Clubhouse. A light dinner buffet will be provided. Put on your favourite holiday outfit and come on over. Those of you up north.... there's still time to book a flight or hop in the car and join us! We look forward to celebrating the season with all of you.

3. Proficient & Professional Management of the Association

Recent Communique regarding Balconies and Lanais

- Employees of Vintage Grand issued a Community Awareness Notice to all members on December 3 regarding balcony/lanai violations, which was followed by a clarification on December 5. While we welcome our staff showing initiative, in this instance it was severely misplaced.
- Board members became aware of this when they received the communication in their personal email inboxes and acted swiftly to determine the root cause and strongly suggest a clarification be sent.
- Discussions have taken place with the employees regarding the appropriateness of this and controls have been put in place to avoid unvetted major communications from being distributed in future.
- Our governing documents outline what is permitted on balconies/lanais and the August 31 newsletter featured this information. Tenants are provided with this information by Vintage Grand in the application and acceptance of rental forms.

Financial Update

September & October 2018 Financial Results, approved at the November 21 Board meeting

- For the month of September our Operating Budget results were \$16,400 under budget and this continued a trend of being under budget for the last 5 months. However in October we were \$10,000 over budget. The end result was that at October 31, 10 months into the year, Vintage Grand was \$26,000 over budget.
- Looking first at September, income from misc fees was \$9,500 over budget. This was quite unusual and very positive! On the expense side, Building Maintenance was \$8,300 over budget. As you may recall we are consistently over the budgeted amount in this category as the budget was overly conservative, and we continue to be hit with replacement costs of wet drywall and costs to maintain fire safety requirements, such as replacing smoke alarms. Offsetting this, Administrative expenses were \$11,400 under budget due to lower than budgeted staff cost. All other categories were essentially on budget. The net result was \$16,400 under budget for the month.
- And then came October, reversing the positive trend of the past months. Misc fee income was \$2,800 over budget, so that was a good start. But the challenges with Building Maintenance persisted. We were \$13,400 over budget for the month in this category, again due to drywall repairs to 6 units, fire safety expenses, electrical repairs, and misc building expenses. Another expense that was in significantly in excess of budget, \$7,000 over budget, was legal fees related to the lawsuit against short term rentals, which has moved to court. And we learned that in addition to the \$57,000 in fees that we pay to the Palmer Ranch Master Assoc each year we are invoiced \$4,000 for compulsory membership in the Crockers Lake Community Association, and this unbudgeted amount was paid in October after some inquiry into it. The end result was a \$10,000 budget shortfall for the month.
- With two months to go in the year we have an accumulated budget deficit of \$26,000, A great improvement from April, when we had a deficit of over \$100,000 and credit goes to Glenn Aitelli and Joe Gianino for managing our vendors and expenses, and getting multiple bids for expenses under \$5,000 although that is not specifically required. We also know that in the balance of 2018 we'll have to absorb a one-time extraordinary fee for mold remediation of a unit in building 4, and that initial payment will be \$10,000. It is expected that we will regrettably finish the year with a budget deficit and it would be very difficult to avoid this. It would require a budget surplus of \$18,000 in each of November and December.
- Moving from the operating budget to the contingency fund budget, in October we made our final payment to Elias Brothers, for \$219,275. At the end of October we had \$590,000 in the Contingency Rebuilding Fund to pay for the remediation project.

Mailing to Members: Voting at December 17 Special Members Meeting & Nominations for Board of Directors

- A mailing was sent to all members on November 28 containing information on the 2019 budget, voting on 3 financial matters at the Special Members Meeting, and call for nominations to the Board of Directors. Due to on-going postal disruptions in Canada and our large number of Canadian owners we have also posted the contents of the mailing to the Owners section of the website in a section named “Nov 28 2018 mailing to members”. Highlights of the mailing are:
- The 2019 budget includes a small fee increase of less than \$5 per unit each month. (0.5% increase)
- Voting on the 3 financial matters can be in person, by proxy, or on-line using myHOast. On-line voting is now open. Board members voted on-line this week and confirm that the system is ready. **All votes must be cast before or at the Special Members Meeting which will be held at 10 am on December 17 at the Clubhouse.** If you have any questions about the process please direct them to [Request Form to Vintage Grand Office](#)
- Nominations to the Board of Directors must be received by December 20. There are 3 seats that will be open for election, for a two year term. The incumbents, Joe Gianino, Jackie Vizzi, and Joe Joseph are all eligible to stand for election and have indicated that they will do so. Dave Carter and Karen Domaratzki have completed the first year of their two year terms and will continue as Board members for the coming year. Any owners contemplating running for election are welcome to contact Dave and Karen at the email addresses below with any questions.

4. Two-Way Communication with Owners

Dates to Remember:

- December 17, 10 am: Special Members Meeting. Votes on 3 financial matters must be cast.
- December 19, 6 pm: Holiday Party at the Clubhouse
- December 20: Deadline for submission of Board of Directors nominations
- January 29, 6 pm: Annual Members Meeting at Covenant Life Presbyterian Church, 8490 Macintosh Rd., with election of three Board of Directors positions.
- All newsletters are posted on the website in the Owners section, for handy reference.

Contact information:

President	Joe Gianino	gianinojosephr@gmail.com
Vice President	Dave Carter	dwcvg18@gmail.com
Secretary	Jackie Vizzi	jvdirectorvg@gmail.com
Treasurer	Karen Domaratzki	Karen_vgboard@aol.com
Director	Joe Joseph	Jsting56@gmail.com
Property Manager	Glenn Aitelli	Request Form to Vintage Grand Office
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