



## VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #1

### 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

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

- **Sealant Application:** As reported previously a caulk sealant will be applied at the base of all of the remediated buildings between the concrete slab and the back of the stucco walls. Building 4 was completed in December and the remaining four remediated buildings will be caulked in the late January to February timeframe. A similar sealant feature will also be provided on all buildings included in the current and future phases of remediation.
- **Attic Truss Repairs:** Attic truss repairs in buildings 4, 17, 19, 22 and 28 are scheduled to begin on January 21. That work will require interior access to the second-floor units in all five buildings. Owners will be notified, and notices will also be posted at each impacted unit to give residents information of the scheduled dates of entry.

### Current Phases of Remediation (2019 through end of 2020)

- **Building 14 Status:**
  - **All Elevations:** Painting of the stucco walls, breezeway floors and stairways is in progress and is scheduled to be completed by January 18. The reinstallation of lanai screens and patio railings is scheduled to begin during the week of January 21 and be completed by January 31. Interior drywall and molding repairs are also in progress and are scheduled to be completed in all units by January 31.
- **Building 25 Status:**
  - **Elevation H (east gabled end, side walls of units 2511, 2512, 2521 and 2522):** The installation of plywood sheathing and Tyvek building wrap is in progress. That work plus the installation of new windows is scheduled to be completed by January 18. Installation of black paper, lathe and other stucco accessories is scheduled to begin during the week of January 21
  - **Elevations A, B and C (parking lot side, front walls of units 2511, 2521, 2513, 2523, 2515, 2525, 2517 and 2527):** The installation of hurricane straps/bracing, plywood sheathing and Tyvek building wrap on the exterior walls has been completed and new windows have been installed. Repairs to the breezeway arches are in progress and are scheduled to be completed during the

week of January 14. Installation of black paper, lathe and other stucco accessories is scheduled to begin during the week of January 21.

- Elevation D (west gabled end, side walls of units 2517, 2518, 2527 and 2528): Demolition and damage discovery work is complete. Wood framing repairs and repairs to the attic trusses above units 2527 and 2528 are in progress and are scheduled to be completed by January 18. The installation of hurricane straps/bracing, plywood sheathing, Tyvex building wrap and new windows is scheduled to be completed during the week of January 21.
- Elevations E, F and G (pool side walls of units 2512, 2522, 2514, 2524, 2616, 2526, 2518 and 2528): Scaffolding is scheduled to be erected on this side of the building during the week of January 21 in support of stucco demolition and damage discovery work that will begin later that week or early the following week.
- Balconies: Balcony structure repairs for units 727, 1384 and 1824 (living room balcony) are scheduled to begin on February 14. The affected owners (of both first and second floor units) will be notified and asked to remove their patio furniture while that work is in progress.
- Other Planned 2019 Work Components: R. L. James is developing a high-level schedule for the buildings that will undergo renovation in 2019 (buildings 10, 26, 27 and 24). They have requested that the sequence of these buildings be changed to support greater construction efficiencies, with building 10 being moved back to the end of the sequence. Delta Engineering will be reviewing the condition of these four buildings and advising on whether the proposed change in sequence is acceptable. Owners will be updated on the outcome of this review within the next few weeks.

## 2. Grounds and Common Elements Update

### Trash Woes

- We continue to be faced with issues regarding trash disposal. While we received a new rental trash compactor in the spring which we thought would solve this problem, we are finding that the new trash compactor jams frequently, just as the old one did. Residents are then placing garbage bags beside the compactor or in recycling bins. This in turn contaminates the recycling bin contents and the recycling collection company refuses to empty these bins.
- Management and the Board have some fixes in place, and we are actively exploring permanent viable solutions to this problem. The trash situation has our full attention and is being treated as a priority issue to solve.

### Fountains Update

- The front fountain which has required years of constant maintenance has finally been diagnosed as being improperly plumbed. In order to provide proper operation of the pump, the fountain will need to be dismantled and re-piped. Repairs are scheduled and should be completed shortly.
- The rear fountain has not worked in over 10 years. It has now been repaired and will also be repainted and reopened soon.

### Irrigation System

- We want to assure everyone that our irrigation system is operating properly, contrary to what some owners may be reporting. The system is timed to run in the wee hours of the morning, and our staff have been on the ground in those hours to ensure that it is indeed working. Our grounds have many lush and flowering plants and this would not be the case if the irrigation system did not work.
- The system does not run if the temperature is below 60 degrees, and there have been many chilly nights over the past months. Nevertheless, the amount of watering combined with rainfall has been adequate.

- West Coast Landscaping began work as our landscaping contractor on January 1. As part of this contract they have responsibility for the operation and maintenance of the irrigation system. They will be performing a regularly scheduled “wet check” of the system next week and providing us with a report of their findings.
- In other landscaping news, West Coast has added 2 staff per weekly visit just for leaf raking. Weed removal is another priority for them. Emphasis on these activities over the next two months will result in neater and more manicured grounds than in the recent past.

### 3. Proficient & Professional Management of the Association

#### November Financial Results

- The November financial results were ratified at the December 27 Board meeting. November financials continued the trend we have seen over the past several months. Our operating budget was \$3,150 over budget for the month but this included an expense of \$10,822 for the partial payment of the mold remediation of a unit in building 4. (This extraordinary expense was explained in Newsletter #17 on Nov 17 2018). Had it not been for this expense, the Association would have reported a \$7,675 budget surplus for the month.
- November year-to-date the Association is \$29,000 over budget. We expect to conclude the year in a budget deficit.
- Turning to the Balance Sheet, at November month end we had \$136,000 due from owners. This consists of unpaid Association fees, the late fees and interest on those unpaid fees, fines, and drywall repairs billed to owners which remain unpaid. Note that comparing this figure to 2017 amounts is not an apples-to-apples comparison, as in 2017 the Association did not consistently bill for late fees, interest, fines and drywall repairs that were the owners responsibility.
- Four units account for 60% (\$82,400) of the amount due from owners. All of these owners are residents, not investors. Two units in particular have large amounts owing which continue to increase each month, with one owing over \$45,000 and another \$25,000. Attorneys are engaged and we are doing what is possible under the law to receive these funds.
- From time to time there are overdue fees owed by investors. Our governing documents allow us to instruct a tenant to pay the monthly rent directly to the Association, and the funds are used to pay the current and overdue fees. We have done this on the required occasions, with the proper notice letters prepared by our attorney.
- The November month end unpaid fees represent 3.9% of our annual revenues. Backing out fines and drywall repairs would reduce this number closer to 3%.

#### Reminder - Unit Assessments – 2019

- Monthly unit assessments for 2019 are as follows, an increase of less than \$5 per month for every unit:

UNIT	Monthly Fee
A1 - Antiqua	\$384.84
A2 - Byzantine	\$495.67
B1 - Classica	\$688.82
B2 - Danti	\$759.42
C1 - Ethos	\$880.54
C2 - Floreta	\$975.80

- Please update your payment amount to reflect the increase in fees.

#### Annual Members Meeting

- The official Second Notice of the Annual Members Meeting was mailed to members on January 11. It is posted on our Association website in the Owners section and an invitation to vote on line was sent via email. This meeting will be held on Tuesday January 29 at 6 pm at Covenant Life Presbyterian Church, 8490 Macintosh Rd., Sarasota. Our Association documents and Florida regulations require this meeting to be held.
- We require a quorum of a minimum 145 units in order for the meeting to take place. Please submit your proxy by post, email to [vintagegrandoffice@gmail.com](mailto:vintagegrandoffice@gmail.com), or on-line on the MyHOAst system. Kindly submit your proxy even if you plan to attend the meeting in person, so we may have a count of the representation early on that day.
- The only motion that will be voted on, via the proxy, will be the acceptance of the minutes of the previous Annual Members Meeting.
- Questions from Members: Please submit your questions in writing by Friday January 25 to [vintagegrandoffice@gmail.com](mailto:vintagegrandoffice@gmail.com) with the subject line mentioning Question at Annual Meeting. We will also open the floor for questions at the meeting. In the weeks after the Annual Members Meeting the Board will distribute a document containing the questions and answers from the meeting, thereby allowing those owners who cannot be present to have the benefit of this discussion.
- In lieu of a Presidents year-end letter the Board has decided to disseminate key Association business as a team at the Annual Members Meeting. These reports from the Board will be provided to all members at, and after, the meeting.

#### 4. Two-Way Communication with Owners

- All newsletters are posted on the website in the Owners section, for handy reference.

Contact information:

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