



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #19

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: Due to the holidays the next construction update meeting with Delta Engineering and contractor R.L.James will be held on January 8, and we'll issue the next newsletter on January 11 to provide the update from that meeting.

1. Building Remediation Update

Work Completion Status – First Five Buildings

- 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. Caulking of the remaining four remediated buildings is scheduled to be completed in the January to February timeframe. 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 Project Schedule: R. L. James has furnished an updated project schedule, dated December 17, 2018, which has been posted to the Vintage Grand website.
- Work Schedule During the Holiday Weeks: R. L. James' crews will be working on Wednesday through Saturday during the two upcoming holiday weeks.
- Building 14 Status:
 - Elevations D and E (lakeside walls of units 1414, 1424, 1412 and 1422): Stucco application has been completed and the stucco cement has cured sufficiently to allow painting to begin. However, R L James has decided to postpone the painting of this side of the building until the first week of January, when other elevations of the building are also expected to be ready for painting.
 - Elevation F (west gabled end, side walls of units 1411, 1412, 1421 and 1422): Stucco application is in progress. After that work has been completed, the stucco cement will need to cure for several days before painting can begin. Painting is currently scheduled for the first week of January.
 - Elevations A and B (parking lot side, front windows of units 1411, 1421, 1413 and 1423): Stucco application is in progress. After that work has been completed, the stucco cement will need to cure for several days before painting can begin. Painting is currently scheduled for the second week of January.

- Elevation C (east gabled end, side walls of units 1413, 1423, 1414 and 1424): The installation of plywood sheathing, a new attic louver and Tyvek building wrap has been completed and black paper, lathe and stucco accessories are in the process of being installed. Stucco application is scheduled to be completed during the last week of December.
- **Building 25 Status:**
 - Elevation H (east gabled end, side walls of units 2511, 2512, 2521 and 2522): Wood framing repairs on the top gabled section and truss repairs in the attics above units 2521 and 2522 are 95% complete. The installation of sheathing and Tyvek building wrap on that top section and the installation of new windows on the entire elevation are scheduled to be completed during the last week of December.
 - 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 have been completed. The installation of plywood sheathing and Tyvek building wrap is in progress. The installation of new windows is scheduled to be completed during the last week of December.
 - Elevation D (west gabled end, side walls of units 2517, 2518, 2527 and 2528): Demolition work on this end of the building is scheduled to begin during the first week of January.
- **Other Planned 2018 Work Components:** The planned attic truss repairs in buildings 4, 17, 19, 22 and 28 and the repairs to the balcony structures for units 727, 1324 and 1824 (living room balcony) are scheduled to begin during the second week of January. The attic truss repairs will require interior access to the second floor units in all five buildings. Owners will be notified. Owners affected by the balcony structure repairs (both first and second floor units) will also be notified and asked to remove their patio furniture while that work is in progress.
- **Planned 2019 Work Components:** R. L. James is developing a high-level schedule for the buildings that will undergo renovation in 2019. The current plan is to fully renovate buildings 10, 26 and 27 (in that sequence) and also start the process of renovating building 24 in 2019. R. L. James' high-level schedule will be shared with owners as soon as it is available.

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: We reported in our December 7 newsletter that a petition was filed with a federal court in New York, requesting that the court appoint a claim arbitration panel and establish a schedule for arbitration hearings. The court has not yet acted on that petition, but the filing has prompted the two parties to discuss a potential resolution of outstanding issues regarding the composition of the arbitration panel. If those issues can be resolved by the two parties, the petition to the federal court will be withdrawn. Our attorney expects that the issues will be resolved one way or another in early 2019 and that our claim will be resolved through either an arbitration ruling or a negotiated settlement 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: A case management conference will be held on January 8, 2019 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. Our attorney expects that the suit will either be resolved through negotiations or go to trial by the fourth quarter of 2019.

- To date, the association has been billed a total of \$78,562 in legal fees for the work that Tannenbaum-Scro has performed in support of the above two proceedings. Their work began in 2015.

2. Grounds and Common Elements Update

Grounds Update

- The grass patches with fungus have been reseeded and protected by temporary fencing.
- Carnations have been planted in front of the entry signs on Sarasota Square Blvd, on the two corners facing the clubhouse, and in front of the fountain.

Rockin' Around the Christmas Tree and other merriment

- 28 owners headed to the Clubhouse for a Holiday Party on December 19. A lovely buffet of salads, sandwiches and sweets was enjoyed by all. Conversations flowed and a good time was had by all. Plans are to host another dinner event in the new year.
- Photos of the Christmas party will be posted on the website.
- Thank you Joe G for planning and organizing this event. Photos will be posted to the website.

3. Proficient & Professional Management of the Association

Results of Special Members Meeting held December 17, 2018

- On December 17, 2018 at 10 am a Special Members Meeting was held to vote on 3 financial matters. With a minimum requirement of 145-member votes, a quorum was achieved with 156 ballots.
- Each financial matter required a simple majority of votes cast (over 50%) in order to pass. Votes were cast as follows. Note that votes cast for each matter do not total 156 as some members chose to abstain from voting on a matter:
 - Reserve Funding:
 - Partial funding of Reserves at 55%: 120 (passed)
 - Full funding of Reserves: 31
 - Carry Over:
 - Yes for carry over: 145 (passed)
 - No for carry over: 2
 - Cross Utilization of Reserve Funds:
 - Yes for cross utilization: 143 (passed)
 - No for cross utilization: 9

Unit Assessments – 2019

- Following the Special Members Meeting a Board of Directors meeting was held and the 2019 Budget was approved, with partial funding of reserves at 55%.
- 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

- Coupon books are being printed and will be mailed to owners on January 4. If you use the coupon book for payment you may wait until you receive it to make your January payment, and no late fee will be charged.
- A reminder to those who pay electronically to please update their payment amount to reflect the increase in fees.

Candidates for Board of Directors, 2019

- The deadline for submissions of candidacy for three positions on the 2019/20 Board of Directors was Dec 20. Three members have submitted their forms. All three are members of the current Board: Joe Gianino, Jackie Vizzi, and Joe Joseph.

Annual Members Meeting

- The Annual Members Meeting will be held on Tuesday January 29 at 6 pm at Covenant Life Presbyterian Church, 8490 Macintosh Rd., with a reception to follow.
- The Association is obliged by our by-laws to have an Annual Members Meeting even if there is no need for a Board election or member votes. The Board must elect officers for the upcoming year and provide a financial report to members. We'll also share information about accomplishments in 2018 and goals for 2019.
- Members will receive an official mailing with the agenda and meeting information by January 15.

4. Two-Way Communication with Owners

- All newsletters are posted on the website in the Owners section, for handy reference.
- The Office will be closed for the holidays 3 days each week: Dec 24 – 26 and Dec 31 – Jan 2. For emergencies call 941-923-7380.

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
Website	https://vintagegrand.org	Password to Owner section: PalmTree40
Signal 88 Security		941-217-7300



*Happy Holidays and Best Wishes for
the New Year*