



## VINTAGEGRAND CONDOMINIUM ASSOCIATIONNEWSLETTER 2019 #2

### 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

- Caulk Sealant Application at Base of Buildings: Building 4 is complete with the exception of some gap areas that were detected during Delta Engineering's inspection. Caulking of building 22 is currently in progress. R. L James expects to complete this work on all five of the remediated buildings by mid-February. 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 building 4 are scheduled to begin during the week of January 28. This work will require interior access to the second floor units. Owners are being notified, and notices will also be posted at each impacted unit to give residents information of the scheduled dates of entry. The plan is to then proceed with buildings 17, 19, 22 and 28, in that order.

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

- Building 14 Status:
  - All Elevations: Painting is substantially complete and portions of the scaffolding have been taken down. All interior drywall and molding repair work has been completed except for an area on the west side of unit 1414, which is impacted by some structural support work that needs to be done behind the electrical meter boxes outside. The reinstallation of lanai screens and patio railings is scheduled to begin during the week of January 28.
- Building 25 Status:
  - Elevation H (east gabled end, side walls of units 2511, 2512, 2521 and 2522): The installation of plywood sheathing and Tyvex building wrap has been started. That work and the installation of new windows is scheduled to be completed during the week of January 28. . Installation of black paper, lathe and other stucco accessories will follow.
  - Elevations A, B and C (parking lot side, front walls of units 2511, 2521, 2513, 2523, 2515, 2525, 2517 and 2527): Repairs to the breezeway arches and the installation of black paper, lathe and other stucco accessories are in progress

- Elevation D (west gabled end, side walls of units 2517, 2518, 2527 and 2528): Wood framing repairs, the installation of hurricane straps/bracing and the application of wood preservative and termite prevention chemicals have been completed. The installation of plywood sheathing has been started and repairs to the attic trusses above units 2527 and 2527 are also in progress. All of that work plus the installation of Tyvek building wrap and new windows is scheduled to be completed by February 1.
- Elevations E, F and G (pool side walls of units 2512, 2522, 2514, 2524, 2616, 2526, 2518 and 2528): R. L. James has started to erect scaffolding on this side of the building in support of stucco demolition and damage discovery work that is scheduled to begin during the week of January 28
- 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: After consultation with Delta Engineering and a review of the current status of permit applications, it has been decided that building 24 will be the next building to undergo renovation. Demolition work on that building is scheduled to begin around March 1. Building 26 will be the next building in line, followed by Building 27 and, subsequently, Building 10. . R. L. James is developing a more detailed schedule for the first two buildings and a high level schedule for the latter two buildings. Those schedules will be shared with owners within the next few weeks.

#### **Status of Legal Proceedings:**

- 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. Those discussions are ongoing. Our attorney expects that the issues will be resolved within the next several weeks and that our claim will be resolved through either an arbitration ruling or a negotiated settlement by the end 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 was held on January 8, 2019 to establish a court ordered plan and schedule for all of the remaining work that is needed to move our case to trial. Subsequently, the court (12<sup>th</sup> Judicial Circuit Court for Sarasota County) issued an order establishing a target date of October 14, 2019 for the jury trial to begin. An additional case management conference will be held on March 5, 2019 to address a few unresolved discovery issues that surfaced during the January 8 meeting preparation for the jury trial.

## **2. Grounds and Common Elements Update**

- The Board and management are currently finalizing reports for the Annual Members Meeting on January 29, where we'll discuss grounds and common elements topics, among other things.

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

### **Annual Members Meeting – Tuesday January 29 2019**

- 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.

- 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.
- We require a quorum of a minimum 145 units in order for the meeting to take place. **As of today we do not have a quorum.** 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: Questions in writing should be received 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.

**What Happens if We Don't Have a Quorum on January 29?**

- If we do not have a quorum of 145 members present in person or by proxy it will be announced to those present that the Annual Members Meeting cannot take place. A new meeting date within the next 90 days will be advised at that time, and the proxies received will be valid for the new meeting date.

**Communicating with the Office**

- A reminder to owners that all communication with the office, requests for repairs and information, etc., be sent via [Request Form to Vintage Grand Office](#). Your communication via this hotlink is sent directly to management for their attention. It is also automatically entered in a spreadsheet that enables management and the Board to track issues.
- The Board is endeavouring to operate the Association as efficiently as we can with the resources and budget we have available. This is challenging when we do not have the data to do this.

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

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

Contact information:

<b>President</b>	Joe Gianino	<a href="mailto:gianinojosephr@gmail.com">gianinojosephr@gmail.com</a>
<b>Vice President</b>	Dave Carter	<a href="mailto:dwcvg18@gmail.com">dwcvg18@gmail.com</a>
<b>Secretary</b>	Jackie Vizzi	<a href="mailto:jvdirectorvg@gmail.com">jvdirectorvg@gmail.com</a>
<b>Treasurer</b>	Karen Domaratzki	<a href="mailto:Karen_vgboard@aol.com">Karen_vgboard@aol.com</a>
<b>Director</b>	Joe Joseph	<a href="mailto:Jsting56@gmail.com">Jsting56@gmail.com</a>
<b>Association Manager</b>	Glenn Aitelli	<a href="#">Request Form to Vintage Grand Office</a>
<b>Website</b>	<a href="https://vintagegrand.org">https://vintagegrand.org</a>	Password to Owner section: PalmTree40
<b>Signal 88 Security</b>		941-217-7300