



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #3

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: Caulking has been completed on all five buildings. In addition, holes that were drilled into the edge of the concrete slabs by Elias Brothers have been filled in and sealed. Delta Engineering will inspect the results and advise RL James of any areas that require corrections or additional attention. The required follow-up work should be completed by mid-February.
- Attic Truss Repairs: Attic truss repairs were started in building 4 on February 1 and have progressed at a rate of approximately one attic per work day. After building 4, the plan is to move to buildings 17, 19, 22 and 28, in that order, with full completion expected no later than April 12. This work requires interior access to the second floor units. Owners are being notified and notices are being posted at each impacted unit to give residents information on the scheduled dates of entry.

Current Phases of Remediation (RL James Contract)

- Building 14 Status:
 - All Elevations: This building is approaching a “substantially complete” status. The only work that remains is to complete the reinstallation of balcony handrails (that work has started) and to stucco, seal and paint portions of the east gabled end of the building (elevation C) that were skipped earlier due to special repairs and structural support reinforcing work that was needed around and behind the electrical meter boxes. February 14 is the current target date to have all of the balcony railings installed. The remaining stuccoing, sealing and painting will be done in late February/early March, when stucco and painting crews are on site to work on building 25
- Building 25 Status:
 - Elevation H (east gabled end, side walls of units 2511, 2512, 2521 and 2522): Installation of black paper, lathe and other stucco accessories is in progress. Stucco cement application work is currently scheduled to be complete by February 21.

- Elevations A, B and C (parking lot side, front walls of units 2511, 2521, 2513, 2523, 2515, 2525, 2517 and 2527): Installation of black paper, lathe and other stucco accessories is in progress. Stucco cement application work is currently scheduled to be complete by February 21.
- Elevation D (west gabled end, side walls of units 2517, 2518, 2527 and 2528): Installation of black paper, lathe and other stucco accessories is in progress. Stucco cement application work is currently scheduled to be complete by February 21.
- Elevations E, F and G (pool side walls of units 2512, 2522, 2514, 2524, 2616, 2526, 2518 and 2528): Stucco demolition and damage discovery work started on February 4 at the west end of the building (back walls of units 2512 and 2522). That work will continue eastward and is scheduled to be completed across the entire pool side of the building by February 15. Wood frame repairs are scheduled to begin during the week of February 11, also starting on the west end of the building and progressing to the east.
- Balconies: Balcony structure repairs for units 727, 1324 and 1824 (living room balcony) are scheduled to begin no later than March 1 and be completed by mid-April. The affected residents (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: RL James has furnished schedules for the four additional buildings that will be remediated in 2019 (buildings 24, 26, 27 and a portion of building 10). Those schedules have been added to the “RL James Schedule” document that is posted on the Vintage Grand website. The scheduled start dates for these four additional buildings are as follows:
 - Building 24 -- March 4, 2019
 - Building 26 – June 3, 2019
 - Building 27 – August 27, 2019
 - Building 10 – November 19, 2019

When reviewing the detailed schedules for each of these buildings, please refer to the updated “Building Elevation Descriptions” document that is posted on the Vintage Grand website. We should not have any work commencement delays this year due to permitting issues. Construction permits have already been received for buildings 24 and 10, and this week all necessary permit applications for buildings 26 and 27 were submitted to Sarasota County.

Status of Legal Proceedings:

- Building Collapse Claim Against Association Insurance Carriers: The insurance companies’ petition and our association’s counter-petition regarding the upcoming arbitration hearings (stating the two parties’ positions on the appropriate venue for the arbitration hearings and the composition of the arbitration panel) are currently being reviewed by a federal court judge in New York. Our attorney is expecting to receive the judge’s ruling within the next two weeks.
- Breach of Warranty and Breach of Fiduciary Duty Claims Against Developer and Developer-Controlled Board: A case management conference that was conducted with the developer’s attorney in early January resulted in an order from the 12th District Circuit Court in Sarasota County which establishes a target date of October 14, 2019 for a jury trial to begin. The developer’s attorney subsequently proposed that the two parties attempt to work out a mediated settlement to avoid the need for a jury trial. The association has agreed to participate in a two-day mediation that is tentatively scheduled for March 26-27.

2. Grounds and Common Elements Update

Irrigation System Update

- Through observations of residents, Board members, and management over the past few weeks we know that there are some problems with our irrigation system that need to be addressed. West

Coast Landscaping, who is newly responsible for the efficiency of the system, has been performing diagnostics and we are working with them to better specify the problems and identify possible solutions.

- A “Wet Test” of the system was performed in late January and a report of findings and recommendations was received today. We’re now reviewing the report and recommendations to determine what to do first while managing within our tight operating budget.
- We are making arrangements to have a representative of West Coast at the rescheduled annual members meeting, to provide an overview and listen to owner concerns.

Back Pool Maintenance Completed

- An end-to-end maintenance and cleaning project for the back pool took place over the past weeks and is now complete.
 - The pool step was repaired
 - The drainage system was cleaned
 - Pool lights were replaced
 - The ladder fasteners were repaired
 - The tile was acid washed and is sparkling clean

Other Grounds Updates

- Our pool and pool gate cameras are now being monitored by Signal 88 Security after our office closes for the day. This will enable faster response to any intruder or vandalism situation.
- The French drains behind Building 12 were repaired, which should alleviate water accumulation in that area.
- A downspout at Building 1 was repaired and reattached, with rain water now going where its intended to go.

3. Proficient & Professional Management of the Association

Annual Members Meeting – Tuesday January 29 2019

- This meeting was scheduled for Tuesday January 29 at 6 pm at Covenant Life Presbyterian Church, 8490 Macintosh Rd., Sarasota. At 6:10 pm it was announced that we did not have a quorum of a minimum 145 members in attendance in person and by proxy. We were 8 members short of a quorum. As such, we could not hold the meeting. Approx 35 owners, all Board members and office staff were at the meeting place.
- A Board meeting was then held, which was the organizational meeting of the Board of Directors for the period Jan 29 2019 to the 2020 annual members meeting. A motion was passed that the Board members would continue in the Officer roles they held in the prior year: President: Joe Gianino, Vice President: Dave Carter, Secretary: Jackie Vizzi, Treasurer: Karen Domaratzki. Joe Joseph continues as Director.
- You will be receiving an official notice shortly for the rescheduled meeting date. Those who submitted proxy forms before or at the attempted January 29 meeting will not need to resubmit a form.
- Representatives of our community management company – Progressive Community Management and our landscaping company – West Coast Landscaping will be in attendance to answer questions you may have. The meeting will also include Directors Reports and a question & answer session.

Legal action re Short Term Rentals

- On February 1 our Association and the owner with ten units engaged in short term rental had a court hearing scheduled, at which time Vintage Grand would petition for payment of our attorney fees and costs (over \$35,000) incurred in seeking compliance with the Association rules. Our attorney was confident that we would be successful.
- However on January 31 the judge unilaterally cancelled the hearing and ordered the parties to mediation. Our attorney is now looking to get the first available mediation time and coordinating scheduling with opposing counsel.
- As you may recall the Association was granted a court order in August for the owner in question to cease all short term rental. Failure to do so would be treated as contempt of court, with penalties ranging to imprisonment.

Communicating with the Office

- Thanks to everyone who is communicating with the office eg: requests for repairs and information 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:

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
Association Manager	Glenn Aitelli	Request Form to Vintage Grand Office
Website	https://vintagegrand.org	Password to Owner section: PalmTree40
Signal 88 Security		941-217-7300