



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #4

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 was completed on all five buildings as of February 8. Delta Engineering completed inspections of RL James' work during the week of February 11 and RL James has addressed all reported cases of gaps in the caulk. At the project progress meeting on February 19, RL James was asked to paint over the caulk and holes that had been filled in on the sides of the concrete slabs with beige paint that matches the building walls. They will do that "touch-up" painting the next time that they have a paint crew on site (expected in the second and third weeks of March, for building 25).
- Attic Truss Repairs: Attic truss repairs have been completed in building 4 and have started in building 17, progressing at a rate of approximately one attic per work day. After building 17, the plan is to move to buildings 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: Delta Engineering and RL James are conferring regarding when Building 14 can be classified as "substantially complete". All of the balcony railings have been painted and installed but there are some issues regarding the connections to the balcony walls and support columns that need to be resolved. Stucco has recently been completed on the sections of the east gabled end of the building (elevation E) that were skipped earlier due to special repairs and structural support reinforcing work that was needed around and behind the electrical meter boxes. Those exterior sections have not yet been painted. That painting will be completed during the second or third week of March, when paint crews will be on site to paint building 25.

- **Building 25 Status:**
 - **Elevation H (east gabled end):** Installation of black paper, lathe and the various stucco accessories has been completed. Stucco cement application work is currently scheduled to be completed by February 28. Wall painting is scheduled to begin on March 11.
 - **Elevations A, B and C (parking lot side of building):** Installation of black paper, lathe and the various stucco accessories has been completed and application of the stucco cement has been started. Stucco application work is currently scheduled to be complete by February 28. Wall painting is scheduled to begin on March 11. Stripping, sand blasting and painting of the balcony railings is in progress now, so those railings should be able to go up as soon as the wall paint has dried
 - **Elevation D (west gabled end):** Installation of black paper, lathe and the various stucco accessories has been completed. Stucco application work is currently scheduled to be completed by March 7, with wall painting beginning on or around March 14.
 - **Elevations E, F and G (pool side):** Excellent progress has been made over the past two weeks on all of the work steps needed to make this side of the building ready for stucco crews to begin installing black paper, lathe and the various required stucco accessories during the week of March 11. Currently about one third of this side of the building has been completed with plywood sheathing, Tyvex and new windows installed. Repairs to the breezeway arches are about 60% complete.
- **Balconies:** Repair of the balcony support structure for unit 1324 is in progress. The balconies for units 727 and 1824 (living room balcony) will follow. 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. All of this work is scheduled to be completed by April 12.
- **Building 24:** The current schedule shows scaffolding erection to start on the west gabled end of the building (elevation D) on February 28, and progress across the front of the building (elevations C, B and A, in that order) through March 5. Demolition and damage discovery work will then be started and progress in the same order, with completion targeted for March 13. Framing repairs will be started a few days after the demolition and damage discovery work has been completed on each elevation.
- **Other Buildings to be completed in 2019:** See the project schedule that is posted on the Vintage Grand website.

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 are currently being reviewed by a federal court judge in New York. Our attorney is expecting to receive the judge's ruling before the end of February.
- **Breach of Warranty and Breach of Fiduciary Duty Law Suit Against Developer- Controlled Board:** A January, 2019 order from the 12th District Circuit Court in Sarasota County established a target date of October 14, 2019 for a jury trial to begin. Meanwhile, the Association and the developer that we are suing have agreed to attempt to negotiate a settlement through a mediation process. The attorneys for both sides are currently working out the dates and logistics for a two-day mediation session that is now expected to take place in early April.

2. Grounds and Common Elements Update

- The Board and management will be presenting reports covering these topics at the Annual Members Meeting which will take place in less than a week's time.

Tree Trimming

- In January 2018 there was a major trimming of all trees on the property, at a cost of \$40,100. This one expense exceeded the budget for the entire year for tree maintenance, resulting in a final \$20,000 budget deficit in this one item.
- The Board has taken a more measured approach for 2019. We contacted 3 suppliers for quotes for trimming all trees, and these all came in in the \$40,000 plus range. They were then asked to rebid, with a reduced scope of work. At the Board meeting on February 20 a contract was awarded to West Coast Landscaping to trim all palms over 10 feet high and 27 hardwood trees (beginning with the oak trees above and around the fountain) at a cost of \$15,000. Later in the year we can reassess the decision to trim any other trees based on the operating budget position at that time.
- The contract with West Coast will be posted in a new Contracts section of the Owners area of the website, and the unsuccessful bids will be posted to the Bids section. This is to comply with new Florida legislation for condominiums which took effect in January.

3. Proficient & Professional Management of the Association

Annual Members Meeting – rescheduled to February 28 2019

- This rescheduled meeting will be held on Thursday February 28 at 6 pm at Covenant Life Presbyterian Church, 8490 Macintosh Rd., Sarasota. We have received proxies from a quorum of members, which enables us to now hold this meeting.
- The format of the meeting will be the approval of minutes of past Members Meetings, Directors reports, and a Q&A session with members.
- We have over 125 out-of-country members and we recognize that many cannot attend the meeting, but clearly they deserve to have access to the same detailed information that those attending in person will have. Unlike past years, the Directors reports will be comprehensive written overviews, analysis, and plans for our Association. The 20 questions received in advance from owners and the Board's answers will also be included in the meeting presentation document. Following the meeting this presentation document will be posted to the Owners section of the website. Ensuring that all owners, not just those on site, are well informed has been a key element of the Board in the past year.
- Q&A of questions received that night from the floor will be compiled in the following weeks and also made available to all members via the website. If, after reading all this, any owners who were not at the meeting have questions they are welcome to email them via Vice President Dave Carter at dwcvg18@gmail.com who will collaborate with management and other Board members for responses. These questions may also be shared with all members in a future newsletter or a posting to the website.

Overriding Theme for 2019

- The major theme for 2019 at Vintage Grand is quickly becoming "Limited resources – money and staff time". The decision to prepare the 2019 budget with monthly fee increases of less than \$5 per unit means that we must carefully scrutinize and schedule any maintenance and discretionary spending. Our budget allows 4 fulltime staff, and these finite human resources must be deployed in prioritized activities for maximum benefit. Please keep this in mind as we progress through the year.
- Condominium living is community living. You can't own in a community with 431 other members and see everything go your way. There will always be competing views of what is important.

Communicating with the Office – use the Request Form

- This is a further notice to members that all communication with the office, requests for repairs and information, etc., must 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 member issues and response times.
- **Henceforth messages sent by other means will not be actioned.**
- The Board is endeavouring to operate the Association as efficiently as we can with the resources we have available. This is challenging when we do not have the data to do this.
- We also advise that drop-in visits to the office for non-emergencies must be curtailed. Please use the request form noted above. We hope that you all appreciate that this is important, as the staff have very full days of prioritized tasks, and the volume of walk-in visits and chats is impeding the completion of their work.

Community Association Manager vs Property Manager – What’s the Difference?

- “Association Manager” is the title that Progressive Community Management (PCM) uses for the role that Glenn Aitelli fills at Vintage Grand and that other PCM employees fill at the various condominium and homeowner associations that PCM manages. Anyone performing the duties that are assigned to Glenn must have a “Community Association Manager (CAM)” license.
- Many members refer to Glenn as the Vintage Grand property manager, and this has caused some confusion as to the scope of his duties at Vintage Grand. He is in fact the Association Manager.
- The following article from www.waltersmanagement.com provides a helpful explanation of the differences between a Community Association Manager and a Property Manager:
- One of the most common misconceptions among homeowners is the idea that Property Managers and Community Association Managers are one and the same. While they might share a few specific responsibilities, they are distinctly different professions.

Property Manager

Property Managers spend most of their time dealing with tenants and reporting directly to the owner of a rental unit or units. The properties they spend their time on range from apartment complexes to vacation homes. Their day-to-day responsibilities include collecting rent, showing vacant units to prospective tenants, and arranging repairs for items inside the unit. Their main focus is to ensure that the maximum number of properties are rented with the highest possible revenues.

Community Association Manager

Community Association Managers on the other hand, are hired by the Board of directors of an association and work for the Board and the homeowners. They can manage every type of community, including condominium associations, homeowner associations, and resort communities. The Board provides them with their responsibilities within the community as a whole, which can vary based on the management agreement and governing documents. The primary functions of the Community Association Manager include developing and executing budgets, presenting financial reports to Board members, site inspections, upholding governing rules, dispute resolution, and common area maintenance. Common areas include pools, parks, entrance gates, tennis courts, and other amenities. Various vendors and service providers are contracted and paid by the Management Company to ensure smooth operations.

The Difference

Tasks shared by Property Managers and Community Association Managers include basic maintenance duties such as trash removal and pool upkeep, but the similarities end there.

Community Association Managers oversee and direct all aspects of running the business and therefore must have a comprehensive knowledge of the business operation and all applicable laws. This knowledge base is what separates them from the property manager and allows them to personally ensure that an entire community operates as efficiently and successfully as possible.

4. Two-Way Communication with Owners

- All newsletters are posted on the website in the Owners section, for handy reference.
- We look forward to seeing you at the Annual Members Meeting on February 28 at 6 pm

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