



**Board Meeting Minutes
February 28, 2019
4012 Crocker's Lake Blvd.
Sarasota, FL 34238
9:00 AM**

Determination of Quorum: Joe Gianino,

President, Dave Carter, Vice President, Karen Domaratzki, Treasurer, and Joe Joseph, Director were present.

Glenn Aitelli, Vintage Grand Association Manager, was also present.

Call to order: Joe Gianino, President, called the meeting to order at 9:03 AM.

Proof of Notice: Joe Gianino noted that the meeting notice was posted at the clubhouse bulletin board and on the Vintage Grand website in the "Notices" portal at least 48 hours before the meeting, in accordance with Florida Statutes.

Approval of Minutes:

Motion #1: Joe Gianino moved that the draft minutes for the board's February 20, 2019 meeting be approved. Joe Joseph seconded. The motion passed unanimously.

Officer Reports:

President – none

Vice President – Dave Carter provided a brief update on the status of the building remediation project, noting that building 14 was substantially complete and that rapid progress was now being seen on building 25, with that building now being at least 75% complete. He also noted that R.L. James had provided a schedule showing how they intend to get caught up on all originally scheduled 2018 and 2019 work components by 12/31/2019

Treasurer – none (the January, 2019 financial reports have not yet been received from PCM)

New Business:

1. **Fines:** Joe Gianino made a motion (**Motion #2**) that the most recent Violations List compiled by the Association Manager be accepted and referred to the Fines Committee. Joe Joseph seconded. During discussion it was noted that this was the first set of balcony/lanai violations (9 in total) that would be going to the Fines Committee. Glenn Aitelli commented that the community awareness notice that was sent out in December was successful in motivating residents to clean up their balconies and remove out of compliance items to avoid being fined. It was suggested that the schedule that is being used to calculate fines of all types be shared with all owners through the newsletter and website.
2. **Engineering Proposal for Drainage System Improvements by Buildings 12, 14 and 25:** Dave Carter made a motion (**Motion #3**) that the Association negotiate an engineering and construction services contract with Crest Engineering for the development of improved foundation and roof drainage systems for buildings 12, 14 and 25. Joe Joseph seconded the motion. During discussion, Dave Carter reported that there were a series of failed attempts in 2017 and 2018 to correct severe roof and foundation drainage problems by the southwest corner of building 25. The drainage deficiencies in that area have caused lanai

and bedroom flooding on more than one occasion during heavy rains. Also, there are significant drainage problems around the backs of buildings 12 and 14 that need to be addressed. It was agreed that bringing in a qualified engineering resource to develop formal site plans and supervise construction work will help ensure that any additional money spent to resolve these longstanding drainage deficiencies will result in effective long-term solutions. The motion passed unanimously.

Meeting Adjourned: Dave Carter made the motion (**Motion #4**) to adjourn the meeting, which was seconded by Joe Gianino. The motion passed unanimously. The meeting ended at 9:22 AM.

Minutes prepared by Dave Carter

*Approved at
Board Meeting
March 21, 2019
Jackie Vizzi
(Secretary)*