



## VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #5

### 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 and inspected by Delta Engineering. The only work that remains is to do "touch-up" painting (a light brush coat of tan paint over the white caulk) to improve the appearance.
- Attic Truss Repairs: Attic truss repairs have been completed and inspected in buildings 4 and 17 and work has started in building 19. Progress over the past two weeks was slower than anticipated due to some complexities in the building 17 attics and challenges in scheduling Delta Engineering's inspections and follow-up attic entries by the R. L. James crews to address deficiencies found during the inspections. Some of the building 17 second floor residents complained about the number of times that they were asked to allow entry to their attics and about confusing wording on the entry notifications. R. L. James and the Vintage Grand office will try to make the notification process and documents clearer to residents, recognizing that a given attic could require as many as four entries over the course of two weeks to be fully completed. After completing building 19, the attic truss repair crew will move to buildings 22 and 28, in that order. R. L. James is still projecting that all of this work will be completed by April 12 (25 workdays from now).

### Current Phases of Remediation (RL James Contract)

- Building 14 Status:
  - This building is substantially complete. On February 28 Delta Engineering and the Association Manager performed a thorough inspection of the building and compiled a "punch list" of corrective items that R. L. James will address by March 15.
  - Delta Engineering will be calculating the final remediation cost for this building and providing the Association with a report that compares the actual final costs to the original bid estimate, explaining all significant variances. We expect the final costs to come in slightly higher than the bid estimate due to the need to rebuild all 8 corner balconies (only 7 were included in the original

bid estimate) and other unanticipated work that was required around and behind the electric meter boxes on the east gabled end of the building.

- Building 25 Status (refer to the February 1 schedule which is posted on the Vintage Grand website)
  - Elevation H (east gabled end): Work is progressing ahead of schedule. With the exception of a small portion of the wall by the southeast corner, this end of the building has been completely stuccoed and painted.
  - Elevations A, B and C (parking lot side of building): Work is progressing very close to schedule. The entire front side of the building has received three coats of stucco and about half has been painted. Stripping, sand blasting and painting of the balcony railings is well along, so those railings will be able to go up as soon as the wall paint has dried.
  - Elevation D (west gabled end): Work is progressing on schedule on this end of the building. It has received three coats of stucco in all areas except for the wall behind the electric meter boxes. Painting is scheduled to take place during the week of March 11.
  - Elevations E, F and G (pool side): Work is progressing slightly ahead of schedule. Elevation E (west end) has received three coats of stucco. Elevation F (center) has been prepared for stucco application (black paper, lathe and various accessories). Elevation G (east end) has been completed through the Tyvex installation and window replacement phase.
- 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 Status:
  - Elevation D (west gabled end): Demolition and damage discovery work began ahead of schedule on February 28. Wood frame repairs and installation of hurricane straps/bracing are currently in progress.
  - Elevations A, B and C (parking lot side of building): Scaffolding has been set up across the front of the building and demolition and damage discovery work has started on elevation C (west end). That work on the parking lot side of the building is scheduled to extend through March 13, with wood frame, balcony support column and breezeway arch repairs scheduled to start no later than March 14 and be completed by March 27.
- Other Buildings to be completed in 2019: See the February 1, 2019 project schedule that is posted on the Vintage Grand website.

### **Status of Legal Proceedings**

- Building Collapse Claim Against Association Insurance Carriers: A federal court judge in New York has now ruled on the insurance companies' petition and our Association's counter-petition regarding the upcoming arbitration hearings. The outcome is that each side is permitted to appoint one arbitrator of their choosing and those two arbitrators will jointly select a third, neutral arbitrator. The three arbitrators will then jointly decide on the venue for the arbitration hearings (New York vs. Florida). With these decision-making authorities now resolved, we should be able to move into the arbitration process sometime in May or early June.
- Breach of Warranty and Breach of Fiduciary Duty Law Suit Against Developer and Developer-Controlled Board: A second case management conference was held on March 5 leading to an additional written order from the 12<sup>th</sup> District Circuit Court in Sarasota County which sets deadlines for all remaining discovery tasks, motions and other pretrial activities leading to the start of a jury trial on October 14, 2019. Also, as was reported previously, the two parties have agreed to participate in a mediation session in an attempt to settle the Association's claims without a trial. However, scheduling of the planned two-day mediation session has proven to be a challenge. Currently dates in mid-April and early May are being discussed.

## 2. Grounds and Common Elements Update

- The fountain repairs are almost done but not quite. The wiring for the lights needs to be corrected and that is underway.
- WestCoast Landscaping crews were on site for 3 days in the past week and have focused on weeding, with a grass trim at the end of the week. The weed situation has 2 root causes: ineffective methods of weed removal by former landscaper Oakley, including applying pesticides as their weeding modus operandi which ultimately damaged and even killed the bottoms of many of our shrubs. We had them halt their weeding practice in the months before their contract with us ended. Secondly, there is no mulch on the plant beds and no room in our budget for mulch.
- It's interesting to note that raking leaves does not typically form part of a standard landscaping contract in Florida. Raking leaves is an optional add-on that can be ordered at an extra cost, which is not a trivial cost. Leaves are typically cut and mulched as grass is mowed and left on the surface of the grass. Just another example of how things are done differently in the south than in the north.
- The major annual trimming of the palm trees is nearing completion, and other trees will be tended to next week. The trimmed trees look very attractive.
- While some members choose to dwell on any gaps in the landscaping maintenance, the overall impression of our property is that it is lush and beautiful. These are the remarks that we hear from our visitors and many owners. It's fair to say that groundskeeping is a never ending work in progress in a humid and warm climate!

### Planned Drainage System Improvements

- Over the past few years, we have had chronic roof and foundation drainage problems during heavy rains in the areas behind buildings 12 and 14, and around the southwest corner of building 25. Residents have reported multiple occasions of flooded lanais and even flooded bedrooms.
- Multiple rounds of fixes have been attempted, largely by landscaping and gutter companies. Some of these were costly, but the problems have persisted.
- These issues were discussed at the February 28 board meeting and a motion was passed to contract with a civil engineering firm to more carefully analyze these problems, survey the topography and develop engineered site drainage plans for all three areas. Those plans will then be converted into scope of work document in a formal bid package that will be sent out to multiple grading contractors.
- We expect to have that field work awarded by late April and completed no later than June 1. The board is optimistic that this approach will result in permanently effective solutions to these longstanding drainage design deficiencies in our complex.

## 3. Proficient & Professional Management of the Association

### Annual Members Meeting – February 28 2019

- The Annual Members meeting was held as rescheduled. It featured presentations by Dave Carter and Karen Domaratzki about the past year and future plans, a members' discussion with a representative of WestCoast Landscaping, and a question and answer session.
- The meeting presentation has been posted to the Owners section of the website, and we encourage all members to read this material. The presentation will not be mailed out. If you are receiving this newsletter in paper format, please go to the website to view the presentation. The Contact section at the end of this newsletter includes the website address and password.
- 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](mailto:dwcvg18@gmail.com) who will collaborate with management and other Board members for responses. Thus far Dave has not received any questions.

- 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 had. Ensuring that all owners, not just those on site, are well informed has been a key element of the Board in the past year.
- We have received many compliments from owners both at the meeting and those who have read the presentation on line, and we very much appreciate your support.

#### Monthly Fees

- Over a hundred owners have not updated the amounts of their monthly payments to reflect the increased 2019 fee. **Please adjust your April payment to include any shortfall you did not remit in January, February, or March.** As a reminder, monthly unit assessments for 2019 are as follows:

UNIT	Monthly Fee	Monthly Increase
A1 - Antiquea	\$384.84	\$1.72
A2 - Byzantine	\$495.67	\$2.21
B1 - Classica	\$688.82	\$3.07
B2 - Danti	\$759.42	\$3.42
C1 - Ethos	\$880.54	\$3.96
C2 - Floreta	\$975.80	\$4.39

#### Financial Results - January

- Our January 2019 financial results have been received, and while they cannot be shared until ratification by the Board, we are pleased to report that we had a sizeable operating surplus. This is in line with our financial strategy to endeavour to build up a budget surplus “cushion” over the first half of the year. By mid year we should be in a position to prioritize discretionary spending for the balance of the year.

## 4. Two-Way Communication with Owners

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

Contact information:

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<b>Director</b>	Joe Joseph	Jsting56@gmail.com
<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