



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #7

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: All work has been completed including the requested "touch-up" painting.
- Attic Truss Repairs: Attic truss repairs have been completed and inspected in buildings 4, 17, 19 and 22, and have been started in building 28. The work in building 28 is expected to be completed by April 12.
- Painting of Balconies and Lanais: The Association has contracted with JMS Painting to paint the interiors of all balconies and lanais in buildings 4, 17, 19, 22 and 28 that were not painted by Elias Brothers last year. This painting will be completed during the week of April 8. The affected residents are being notified and asked to remove their furniture and belongings from their balconies/lanais.

Current Phases of Remediation (RL James Contract)

- Overall Schedule Progress: R. L. James' progress continues to track very close to the schedules that they furnished on February 1 (for building 25 and other 2018 work components) and on March 19 (for building 24).
- Building 14 Status:
Required structural corrections to the columns supporting the living room balcony for unit 1422 have been completed. These columns now need to be re-stuccoed and painted. That work and the reinstallation of the balcony railings and lanai screens are scheduled to be completed by April 19.
- Building 25 Status:
This building is nearing the "substantial completion" milestone. The only major work that remains is to finish painting of the breezeway stairs, stair railings, floors and doors and to install balcony railings and lanai screens on the pool side of the building (Elevations E, F & G).
- Building 24 Status:
 - Elevation D (west gabled end) and Elevations A, B and C (parking lot side of building): All work phases through and including the installation of plywood sheathing and Tyvex building wrap have

been completed. Installation of new windows is scheduled to be completed during the week of April 15.

- Elevations H (east gabled end): Stucco demolition and damage discovery work has been completed. Wood frame repairs, the installation of hurricane straps/bracing and exterior attic repairs are scheduled to be completed during the week of April 8.
- Elevations E, F and G (pool side of building): Scaffolding has been erected to support the start of stucco demolition and damage discovery work during the week of April 8.
- Balconies: The balcony decks and support structures for units 1324 and 727 have been rebuilt and rebuild work has started on the deck and support structures for unit 1824's living room balcony. All remaining work on these three balconies, including re-stuccoing, painting and reinstallation of balcony railings and lanai screens, is scheduled to be completed by April 19.
- Other Buildings to be Renovated in 2019: At an April 2 project progress meeting, R. L. James reported that they now have enough field staffing on site to advance work on the remaining buildings in the 2019 work plan several weeks ahead of the schedules that were communicated previously. For example, stucco demolition work on building 26, which was scheduled to start on June 3, will now likely start during the week of April 29. They will be firming up their plans and furnishing updated schedule documents for buildings 26, 27 and 10 in mid-April. We will post those schedules to the Vintage Grand website as soon as they are available.

Status of Legal Proceedings:

- Building Collapse Claim Against Association Insurance Carriers: The neutral arbitrator has been selected and the three-person arbitration panel is working out the timeline and logistics for the arbitration hearings. It is likely the arbitration hearings will be held in Florida. Meanwhile, our attorney is consulting with insurance experts on options to effectively address the 2016 insurance application irregularity that was mentioned in our previous newsletter.
- Breach of Warranty and Breach of Fiduciary Duty Law Suit Against Developer and Developer-Controlled Board: A mediation session to potentially resolve the Association's complaints against the developer and developer-appointed board members has now been scheduled for May 2 and 3, 2019. Prior to the mediation session, our attorney plans to depose the developer-appointed board President who was in office from 2009 to 2013 and the individual who oversaw property management activities at Vintage Grand during that timeframe.

2. Grounds and Common Elements Update

- The fountain which can be seen from Sarasota Square Blvd is now fully lit and operational. With both our feature fountains gushing we are really making a splash at Vintage Grand.
- The crepe myrtles have all been trimmed. The major tree trimming of over 400 palms over 10 feet tall and 27 hardwood trees is for the most part complete. In the next few weeks the few trees that were missed or are near power lines will receive their trimming.
- We have new parking signs for golf carts near the clubhouse
- The staging near Building 25 for RL James' equipment and supplies has been cleaned up and better organized.
- There is an accumulation of construction debris from the remediation project in the Boneyard area. After discussion with Delta it was determined that we cannot yet dispose of this nor clear the area.
- The mold remediation work for a unit in building 4 has been completed.
- Asphalt (blacktop) cleanup of the parking area near building 2 took place this past week.
- The main water valve/shut-off valve for building 17 was replaced on April 4.

3. Proficient & Professional Management of the Association

Financial Results - February

- Our February 2019 financial results have been received, but not yet ratified at a Board meeting. The operating budget results were favourable. We'll share more information after ratification, but the trend we are seeing is exactly what we had planned and hoped for.

Safe Travels Snowbirds!

- This evening at 6 pm we'll enjoy our end of winter party and a farewell to the Snowbirds.
- Please review the Snowbird Departure checklist on the Vintage Grand Owners website.
- A few key points to keep in mind:
 - Mold can form very quickly in a humid environment. Set your air conditioning to 78 degrees or cooler.
 - Place a heavy object on the closed toilet seat to prevent entry of critters and evaporation of water
 - Determine whether your insurance policy requires regular visits to the unit in order for damage coverage to remain in effect. Keep in mind that if there are heavy rains or other severe weather Association management will not be going into and checking every unit for damage. That is an owner responsibility.
 - If your building is scheduled to be remediated while you are away (buildings 24, 26, 27 and 10) please make arrangements with someone to remove your window coverings and balcony/lanai furniture at the appointed times.

After Hours Emergencies

- We've included the Office Number/After Hours Emergency Number (941- 923-7380) in the Contacts section at the end of the newsletter. This number should be called to report any serious after hours issues such as water leaks, jammed trash compactor, etc. Follow the prompts and leave a message. A staff member will be dispatched to attend to the issue.
- Note that you will not necessarily receive a call back telling you that the reported issue has been dealt with.

Aging Water Heaters

- We previously advised that notices had been sent to all owners with hot water heaters that are more than 10 years old requesting that they replace these units without delay.
- Our attorney has advised that we now send this communication via US mail, and that is underway.
- We are taking this issue of aged tanks very seriously and owners who have been contacted and warned should attend to the replacement of the tank without delay.
- Please be sure to advise the office when the tank is replaced so staff may confirm this and make note of the installation date in our Association records. (Use [Request Form to Vintage Grand Office](#))

Lifelong Learning, and Meetings

- Earlier this month we arranged for our maintenance staff to receive some hands-on training on air conditioning condensate lines, cleaning of these, etc.
- Joseph Gianino, Dave Carter, and Karen Domaratzki attended an evening course on understanding and managing Board politics.
- Joseph Gianino attended and represented Vintage Grand at the Palmer Ranch Association annual meeting. One of the topics of discussion at the meeting was landscaping and irrigation woes.

4. Two-Way Communication with Owners

- Our Association website has been updated with documents to align with the new regulatory requirements.
- All newsletters are posted on the website in the Owners section, for handy reference.
- Please remember to use [Request Form to Vintage Grand Office](#) for all correspondence with the office.

Contact information:

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Association Manager	Glenn Aitelli	Request Form to Vintage Grand Office
Website	https://vintagegrand.org	Password to Owner section: PalmTree40
Vintage Grand office		941-923-7380
Vintage Grand: After Hours Emergencies		941-923-7380 and follow the prompts to leave a message.
Signal 88 Security		941-217-7300