



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #8

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

- Attic Truss Repairs: Attic truss repairs have now been completed and inspected in all five of the buildings that were in the first phase of the remediation project (Elias Brothers contract)
- Painting of Balconies and Lanais: The balconies and lanais in buildings 4 and 17 that were not painted by Elias Brothers last year were painted by Josue's Maintenance Services, LLC (JMS) during the week of April 8. JMS will be returning some time in late April or early May to paint the balconies and lanais in buildings 19, 22 and 28. When the schedule for that work is finalized, the affected residents will be notified and asked to remove their furniture and belongings from their balconies/lanais.

Current Phases of Remediation (R.L. James Contract)

- Updated Schedule: R. L. James has issued an updated schedule, dated April 16, 2019, which has been posted to the Vintage Grand website. The major change to highlight is the advancement of the work schedule for Building 26. Stucco demolition work on that building is scheduled to start on April 24. R. L. James has stated that, depending on how well work progresses during the upcoming rainy season, they may also be able to advance the schedules for Buildings 27 and 10 several weeks ahead of what is currently shown on the April 16 schedule document.
- Building 14 Status:
Required structural corrections to the columns supporting the living room balcony for unit 1422 have been completed and stucco work is in progress. After the stucco cement has cured, the columns will be painted, and the balcony railings and lanai screens will be reinstalled. That work is scheduled to be completed by April 30.
- Building 25 Status:
Repairs in the interior attics (units 2523, 2424, 2525 and 2526) are in progress and are scheduled to be completed by April 26. All remediation work on the exterior of the building and in the breezeways is now substantially complete and scaffolding on the pool side of the building is being taken down. Delta Engineering and the Association Manager will be performing a thorough inspection of the

completed work and compiling a “punch list” of any correction items that R. L. James might need to address before the work is formally accepted by the Association.

- **Building 24 Status:**
 - **Elevation D (west gabled end) and Elevations A, B and C (parking lot side of building):** Tyvek building wrap and new windows have been installed and the installation of black paper, lathe and other stucco accessories is in progress. Application of the first coat of stucco cement is scheduled to place during the week of April 22.
 - **Elevations H (east gabled end):** Wood frame repairs, application of wood preservative and termite treatment and the installation of hurricane straps/bracing and plywood sheathing have been completed. Tyvek building wrap and new windows are scheduled to be installed during the week of April 22.
 - **Elevations E, F and G (pool side of building):** Stucco demolition and damage discovery work has been completed across the entire pool side of the building. Wood frame repairs and the installation of hurricane straps/bracing have been completed on the east end (Elevation G) and is in progress in the middle (Elevation F) and west end of this side of the building. Repairs to the breezeway arches have also been started.
- **Building 26 Status:**

Scaffolding is now being erected on the north gabled end (Elevation H) and parking lot side (Elevations A, B and C). Stucco demolition and damage discovery work on Elevation H is scheduled to begin on April 24.
- **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 now scheduled to be completed by April 30.

Status of Legal Proceedings:

- **Building Collapse Claim Against Association Insurance Carriers:** The arbitration panel is working out the timeline and logistics for the upcoming hearings on the Association’s building collapse claim against its 2016 property insurance policy. To mitigate potential negative impacts of an error that was discovered on the 2016 policy application, our lawyer will be filing revised proof of loss documentation to support an identical claim against the Association’s 2015 property insurance policy, which was issued by the same group of insurance carriers. Our lawyer is also planning to file a formal complaint against the insurance agent who prepared the erroneous 2016 application.
- **Breach of Warranty and Breach of Fiduciary Duty Law Suit Against Developer and Developer-Controlled Board:** The mediation session to potentially resolve the Association’s complaints against the developer and developer-appointed board members is scheduled for May 2 and 3, 2019. In preparation for that mediation, our attorney has deposed the developer-appointed board President who was in office from 2009 to 2013. He also plans to depose the individual who oversaw property management activities at Vintage Grand during that timeframe.

2. Grounds and Common Elements Update

- Parking lot repairs near Building 18 have been completed.
- Tree removal near buildings 5 and 26 were completed. There was a dying oak tree in front of building 26 and three dead pines along Potters Park that caused a safety hazard as we are coming into hurricane season.
- The semi-annual cleaning of AC lines is scheduled to begin this week.

- Down-spout extensions were completed on buildings 4, 17 and 19, with 22 and 25 scheduled for this coming week. This will draw rainwater farther away from the building foundations, in preparation for the rainy season.
- Landscaping: West Coast Landscaping has returned to the previous schedule of weekly cuttings and weeding. Fertilizing is scheduled for the coming week. Irrigation is now taking place during the day. We had heavy rains and wind on April 19 which refreshed the property (but prevented construction work).
- West Coast has completed installation of micro irrigation to the back entrance and YMCA signs. Annuals will be planted next week.

3. Proficient & Professional Management of the Association

***New* Owner Property Damage Response Policies and Procedures**

- Over the past year there have been numerous situations where a unit has been damaged (by water, mold, etc.) and it became evident that we would all benefit from clear policies and procedures outlining roles and responsibilities of the Association and owners in these situations.
- Dave Carter spearheaded the preparation of the 7 drafts of this document, which were reviewed by Board members and our Association attorney at various stages, culminating in approval of the policy and procedure at the April 16 Board meeting.
- The Owner Property Damage Response Policies and Procedures document is available on the Association website at [Property Damage Procedure](#), and we urge you to take a few minutes to familiarize yourself with this 5 page document. In the event of water intrusion in your unit you'll wish to act quickly and refer to this document for guidance.
- Note that the policy includes the ability of your property manager/rental agent (referred to as your Agent) to act on your behalf at various stages.
- One important Florida statute to be aware of is that, as of 8 years ago, it is mandated that any required mold remediation work on an area in excess of 10 square feet must be performed by vendors that are qualified and licensed to perform such work in the State of Florida.

Financial Results - February

- Our February 2019 financial results were ratified at the April 16 Board meeting. The plan for the Operating budget is to break even every month. The Association essentially achieved this in February, with a \$550 budget surplus. This was despite large unplanned expenses paid in February for roof repairs (\$19,200) for buildings 4, 16, 17, 18 and 23.
- The Operating budget results for 2019, with 2018 for comparison, show that the Association is managing vendors and expenses better than it did at this point last year when Argus managed our community.

	This Year	Previous Year
January surplus/(deficit)	\$16,365	\$(73,248)
February surplus/(deficit)	\$ 550	\$ (6,820)
Feb 28 Year-to-date surplus/(deficit)	\$16,915	\$(80,068)

- The Building Remediation (Contingency) account had a balance of \$718,000 at February month end, which will be utilized increasingly over the next months as R.L. James increases the pace of its work compared to 2018.
- At February 28 year-to-date the Association had collected over \$2,800 in fines. At the April 16 Board meeting an additional \$1,700 in trash and balcony violation fines were sent to the Fines Committee for action. Thank you to the members of the Fines Committee for the work you do.

Overdue Fees

- At April 15 our records indicate that there are still over 100 owners who have not increased their monthly fee payments to reflect the small increase in monthly fees approved for 2019. These funds are needed so that we can meet the expenses that are budgeted for this year. **Please adjust your May payment to include any shortfall you did not remit in January, February, March, or April.** 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

- And to those owners who are often late in making their monthly payments, we remind you that the Association charges 15% interest on late payments and levies a late fee of \$25 - \$50 per occurrence. The details of the calculations were contained in the May 25 2018 newsletter, available on the website. You may find it more cost effective to borrow on a line of credit to make your payments on time rather than incur these Vintage Grand fees.

End of Winter Party

- Thank you to Joseph Gianino and Glenn Aitelli for the wonderful dinner party on Friday April 5. The decor and food were excellent, the clubhouse was packed, and we sent off the snowbirds in style! A fun time was had by all.
- If you didn't make it to the party, plan to join us the next time! Owners who seldom get to Vintage Grand are encouraged to come and see the property, mingle with other friendly owners, and meet the management team. We would all enjoy meeting and welcoming you! And the cost of the trip to view your property investment may be tax deductible.

4. Two-Way Communication with Owners

- 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:

President	Joseph 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
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