



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #11

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 monthly basis. More time sensitive information will be communicated by 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

- Painting of Balconies and Lanais: Josue's Maintenance Services, LLC, has now completed the painting of all balconies and lanais in the first phase buildings (buildings 4, 17, 19, 22 and 28) that were not painted by Elias Brothers last year.

Current Phases of Remediation:

- Overall Schedule:
Due primarily to recent weather issues (a series of heavy storms), R. L. James' work is currently tracking one to two weeks behind the schedule that they furnished on June 12. An updated schedule document will be furnished in late July and posted to the Vintage Grand website.
- Building 14 Status:
The Association's post-remediation work on this building is nearing completion. Over the past month Westcoast Landscape and Lawns has made repairs to the irrigation system and added additional plantings to restore the landscape appearance. In addition, D&D Seamless gutters has installed new gutters and downspouts and Hall's Termite and Pest Company has completed termite prevention treatments.
- Building 25 Status:
The Association's post-remediation work is in progress. Over the past month, Westcoast Landscape and Lawns has added additional plantings to restore the landscape appearance and is in the process of making repairs and adjustments to the irrigation system. D&D Seamless Gutters has installed new gutters and downspouts and Hall's Termite and Pest Company has completed termite prevention treatments.
- Building 24 Status:
All of R. L. James' remediation work on this building has been completed and accepted and the Association's post-remediation work is now in progress. Westcoast Landscape and Lawns has added additional plantings to restore the landscape appearance and is in the process of making repairs and

adjustments to the irrigation system. In August, D&D Seamless Gutters will be installing new gutters and downspouts and Hall's Termite and Pest Company will be performing termite prevention treatments.

- Building 26 Status:
 - Elevation H (north gabled end) and Elevations A, B and C (parking lot side of building): Wall painting is complete on the north gabled end and across the northern half of the parking lot side of the building (Elevation A and the northern half of Elevation B). Stucco cement has been applied on the southern half of the parking lot side of the building (south half of Elevation B and on Elevation C). Painting of the latter areas is expected to take place during the week of July 22.
 - Elevation D (south gabled end) and Elevations E, F and G (pool side of building): Stucco cement has been applied on the south gabled end and across the south half of the parking lot side of the building (Elevation E and the southern half of Elevation F). Painting of these areas is expected to take place during the week of July 22. The installation of black paper, lathe and the various stucco accessories is under way on the north half of the pool side of the building (northern half of Elevation F and all of Elevation G)
- Building 27 Status:
 - Elevation D west gabled end) and Elevations E, F and G (pool side of building): On the west gabled end (Elevation D), framing repairs, installation of hurricane straps/bracing and application of wood preservative and termite prevention chemicals have been completed and the installation of plywood sheathing is in progress. Stucco demolition is complete and wood frame repairs are in progress on the west end of the pool side of the building (Elevation E and the western half of Elevation F).

Status of Legal Proceedings:

- Breach of Warranty and Breach of Fiduciary Duty Lawsuit Against Developer and Developer-Appointed Board:
 - A closed legal board meeting was held on June 25 to discuss a written settlement offer that had been received from the developer. This offer was somewhat better than tentative settlement offers made during the mediation sessions that were held on May 2-3. The written offer did not stipulate a response deadline.
 - Our attorney expressed the opinion that the Association could achieve a better settlement with some additional negotiation and outlined a strategy that he is pursuing to attempt to increase the Association's potential dollar recovery. Those negotiations continue.
 - While we wish that we could share more information with owners, our legal counsel advises that we cannot share any additional information while negotiations are in progress.
- Building Collapse Claim Against Association Insurance Carriers:
 - The three-person arbitration panel met in late June and subsequently issued a "Request for Information" to our attorney and to the legal counsel for the insurance carriers. This request asks the parties to identify the specific issues that they will be asking the arbitration panel to resolve, the names of all witnesses that they plan to depose and/or to have testify on their behalf during the arbitration hearings, the time that they will need to prepare for the arbitration hearing and their preferences for arbitration hearing dates and locations.
 - Responses from the parties are due on August 1. After receiving and reconciling the responses from the two parties, the arbitration panel will respond with a Scheduling Order that communicates the dates and location of the arbitration hearings.

2. Grounds and Common Elements Update

- One of the irrigation system pumps has been repaired and pump drive controller software has been rewritten to improve system operations (see details below)
- New building drainage systems have been constructed by buildings 12, 14 and 25
- A drainage area has been built at the car wash location
- Broken and damaged parking stops have been replaced. We are now replacing chipped stops with the remainder of our inventory.
- The semi-annual inspection of the fire safety sprinkler system in each unit has been completed
- The rear pool has been renewed and spruced up. Recently completed work includes deep cleaning, treatments, repair of broken tiles around the pool, grout redone, tiles stained back to original terracotta color, stairs painted to match, and new shower heads installed.
- The elliptical machine in the fitness room has been repaired

Maintenance Activities Lists

- The lists of daily/weekly and semi-annual/annual maintenance activities will be posted to the Owners section of the website shortly. These are for information purposes only. Many unexpected events occur which can divert our staff to more urgent activities, which would result in changes to the completion dates of some of these maintenance tasks.

Landscaping and Irrigation

- We were alerted by owners that the irrigation system was not completing its scheduled overnight cycle. This was very puzzling as the system reports indicated that the system was indeed running each night. We were able to turn the system on manually during the day, again indicating that the irrigation system worked. The clocks and software were inspected and were both found to be performing as they should.
- One evening management went to the designated spot where and when the nightly irrigation cycle was to begin. The system started, but then shut itself down. Looking at the pumps, it was discovered that pump A (we have two pumps A and B) had blown a seal causing the controller to shut down the pumps due to loss of pressure. A pump repairman was called in to fix the pump.
- When the repair was completed we attempted to run the system again on the same clock and time. The pump performed as before: started as scheduled and then shut down. As the clocks, software and pumps were all recently inspected or repaired, we surmised that the controllers on the drives that run the pumps was the issue. We made three attempts to find someone who was familiar with and worked on these kinds of drives but could not find anyone with the expertise to evaluate the drive.
- We then called the manufacturer of the drive and located a technician familiar with the system. After inspection he informed us that the software program that was running the drives was corrupted and needed to be re-written and uploaded. He also stated that the system was set to run one pump at a time and would only engage the second pump when the system started losing prime/pressure. The technician advised that he had cautioned the previous manager at the time that this was not an efficient way to run the pumps because this puts a lot of stress on one pump and will eventually burn it out. We engaged the technician to write a new program which allows the pumps to run in tandem at about half the load, which should prolong the lives of the pumps.
- The irrigation system has been operating without incident since then. As you may recall, this pump system that was purchased in 2017 under previous leadership was not designed to run an irrigation system, and it was adapted by the vendor many times over many months to try to fit our needs. There is increased complexity to its configuration due to this retrofit, and it appears that any future repairs will not be straightforward.

- Besides the irrigation pump issues, Westcoast Landscaping has been reviewing our irrigation delivery system on a monthly basis and advising us of necessary repairs. These are being prioritized and then undertaken to the extent our budget allows. For example, the existing system has rigid piping under each sprinkler head, causing the pipe to break and the sprinkler head to disengage when hit by a lawnmower or other object. Westcoast is replacing these broken sprinkler heads with heads featuring flexible piping that will flex and not snap upon impact. This should reduce the frequency of head replacement and save our Association money over the medium and long term.

Hurricane Preparedness

- It's that time of year again ---- tropical storm and hurricane activity in the Atlantic basin is beginning to pick up. Owners are reminded to review the document on our website in the Owners section outlining hurricane emergency preparedness plans. <https://vintagegrand.org/other-informational-forms>
- Please note that Vintage Grand buildings that have not been remediated must be evacuated for any hurricane rated Category 1 or stronger. Residents in the 8 buildings which have been remediated could remain unless or until Sarasota County orders evacuation due to storm surge or flooding concerns.
- Sarasota County agencies provide an abundance of information to residents regarding hurricane preparedness and actions to take as major storms approach. This information is available on their website at <https://www.scgov.net/government/emergency-services/hurricane-preparedness/>
- Owners with uninhabited units are reminded that the Vintage Grand Condominium Association will not go in and check your unit after a storm. You may wish to hire a property manager or make arrangements with a neighbor to inspect your unit. You should also review what your insurance policy states regarding the expected frequency of property inspections during periods of vacancy

3. Proficient & Professional Management of the Association

Alternative Use of Reserves – Written Joinder and Consent of Unit Owner

- At the Board meeting of July 9, 2019, the Board approved a motion to have owners vote on an alternative use of reserves – specifically using reserve funds to slightly accelerate the pace of the remediation project. Any reserve funds utilized would be returned to the reserves account by Dec 31, 2021.
- Approval of this Consent would enable the Association to continue the good pace of remediation work achieved in the past 6 months and shorten cycle times and disruption for the remediation of the next several buildings.
- A comprehensive letter and the voting form has been sent to owners by email (if they have agreed to email communication) and by postal mail from PCM on July 16. Owners are urged to review the communication without delay and return the signed consent form as soon as possible. Full details are contained in the mailing.

April Financial Results

- April financial results were ratified by the Board at the July 9 meeting and have been posted to the website.
- April was a good month. Our operating budget recorded a \$17,000 surplus for the month. This reduced the year-to-date deficit to \$14,750.
- Revenues were \$9,000 higher than plan, largely due to \$4,600 in fines. Administrative expenses were \$7,300 under budget, primarily attributable to lower legal fees incurred.
- Reserves stood at \$1.8 million and the Contingency fund had a balance of \$647,800.

- May financial results were not presented and ratified at the meeting as we required PCM Accounting to correct a couple of entries and this was delayed by the July 4 long weekend. The operating budget results for May were unfortunately heavily impacted by drywall and roof repairs. It is anticipated that the May and June financial results will be reviewed and ratified by the Board in the coming month, and will be reported in the next monthly newsletter.

Social Event Organized by Owners in the Southern Ontario Area

- A group of owners have privately arranged an afternoon Bar-B-Q get together for owners who live in Ontario. As a courtesy, we are sharing this invitation here. There are approx. 120 owners at Vintage Grand residing in Canada, with the vast majority in Ontario.
- The event will be held on Saturday August 17 at 1 pm at the home of an owner, at 1 Germana Place, Maple, Ont L6A 4R5. For full details and to RSVP contact Domnul.brody@gmail.com

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
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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