



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #12

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

Post Remediation Work Activities:

- Building 25:
The only post-remediation work that remains is making repairs and adjustments to the irrigation system at the west end of the building and sodding or seeding in that area. That work will be completed when similar work is performed around building 26.
- Building 24:
During the week of August 19, D&D Seamless Gutters will be installing new gutters and downspouts and Hall's Termite and Pest Company will be completing termite prevention treatments around the perimeter of the building.

R.L. James' Current Phases of Remediation:

- Overall Schedule:
Due in part to the interference of several rain days over the past three weeks, R. L. James' work is currently tracking one to two weeks behind the schedule that they furnished on July 24. An updated schedule will be furnished in late August and posted to the Vintage Grand website.
- Building 26 Status:
This building is approaching a substantial completion status. The only R.L. James work that remains is completing wall painting on the north half of the pool side of the building, painting the breezeway floors and reinstalling balcony railings and lanai screens on the pool side of the building. That work is scheduled to be completed before the end of August.
- Building 27 Status:
 - Elevation H (west gabled end) and Elevations E, F and G (pool side of building): Stucco cement application is in progress on the west gabled end (elevation H) and western two thirds of the pool side of the building (elevations F and G). Plywood sheathing, Tyvex building wrap and new windows have been installed on the eastern end of the pool side of the building (elevation E). The

installation of black paper, lathe and stucco accessories is scheduled to be completed on that elevation during the week of August 19.

- Elevation D (east gabled end) and Elevations C, B and A (parking lot side of building): On the east gabled end of the building (elevation D), all needed wood frame repairs have been completed, hurricane straps/bracing have been installed, termite prevention treatment has been applied and plywood sheathing has been installed. The installation of Tyvex building wrap and new windows is scheduled to be completed on that elevation during the week of August 19. On the parking lot side of the building (elevations A, B and C), stucco demolition and damage discovery work has been completed and wood frame repairs are currently in progress.

Status of Legal Proceedings:

- Breach of Warranty and Breach of Fiduciary Duty Lawsuit Against Developer and Developer-Appointed Board:
 - Our attorney has been communicating regularly with the legal counsel of the opposing parties to attempt to negotiate a fair settlement that would avoid the need for the jury trial that is scheduled to start in mid-October. To date those efforts have not been fruitful, and preparations are now being made to depose several of the developer's representatives in September.
- Building Collapse Claim Against Association Insurance Carriers:
 - Our attorney and the insurance carrier's legal counsel have now both responded to the arbitration panel's "Request for Information", identifying the witnesses that they plan to depose and/or to have testify during the arbitration hearings, the time they will need to prepare for the arbitration hearings and their preferences with regards to the schedule for the arbitration hearings.
 - The arbitration panel will reconcile the needs and preferences of the two parties and will issue a Scheduling Order that communicates the dates and location of the arbitration hearings. We are expecting that action to occur within the next few weeks.

2. Grounds and Common Elements Update

Property Improvement Updates:

- Old wiring in the maintenance building was causing breaker and outlet faults, and was a potential fire hazard. This was repaired, and at the same time the golf cart charging station and parking was moved to the other side of the maintenance building, next to the pool pump. A partial fence was built around all this equipment, removing it from the line of sight of building 3 residents.
- All the large ground drains around the property have been cleaned and debris removed in preparation for the heavy rainfall anticipated in the next 3 months.
- The sidewalks and curbs at buildings 12,14 and 25 that had been cut for new drainage installation have been repaired
- A property wide inspection of all exterior lights was undertaken, with replacement of fixtures and bulbs as necessary.
- The tiles, edges, and walls of both pools have been deep cleaned. The annual County pool inspection report required that we replace the 4 drain covers and 2 shepherds crooks, and new ones are now in place.
- The exterior of building 16 was power washed to remove green algae.
- Broken pulleys and cable have been replaced on the Nautilus machine in the fitness room.

Brazilian Pepper Trees

- WestCoast Landscaping staff spent most of a day trimming the pepper trees behind building 17 and in the area behind the car wash. This was done at no extra cost to the Association.
- The topic of the invasive Brazilian pepper trees, which have been at Vintage Grand for many years, was discussed in our May 11 2018 newsletter:
 - The Sarasota County Neighborhood Initiatives Grant Program is an annual program whereby the county provides grants to preserve and improve the quality of life of residents. Grants are for up to 50% of a project's cost, maximum \$10,000.
 - We attended the community presentation in spring 2018, and the removal of the invasive, non-native, Brazilian pepper trees on our property and replacement with native plants would be an eligible community endeavour for the grant program.
 - However, this initiative would cost in excess of \$20,000 with only \$10,000 possibly paid by the County. (August 2019 update: WestCoast has estimated the removal cost as approx \$50,000 and raised concerns about the cost to subsequently backfill the large area where the tree roots would be removed, at a depth of 3 – 4 feet) We simply do not have the available funds to commit to this, perhaps not until the Building Remediation project is completed.
 - The Brazilian pepper trees do provide a privacy hedge on Potter Park Rd, and each of the last 2 years we have had the bushes trimmed and shaped to make the best use of them in the meantime.

Hurricane Preparedness

- As mentioned in the July newsletter, Vintage Grand buildings that have not been remediated must be evacuated for any hurricane rated Category 1 or stronger. Residents in the 9 buildings which have been remediated – buildings 4, 14, 17, 19, 22, 24, 25, 26, and 28 - could remain unless or until Sarasota County orders evacuation due to storm surge or flooding concerns.
- **It is the responsibility of owners to advise their property managers/rental agents and tenants of this. If you have tenants in a building that has not been remediated they should be making evacuation plans now for themselves and their pets.** 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/>
- All residents – owners and tenants – must do the following if tropical storms or hurricane warnings are issued:
 - Remove all items from lanais and balconies.
 - Know how to turn off the water supply to the unit, and be prepared to do this before evacuating.
Please ensure that your tenants are aware of this.
- In the aftermath of a storm, any damage to common elements should be reported to the Association using the [Request Form to Vintage Grand Office](#). The information transmitted therein can be accessed remotely by our Association Manager and Board Members. Owners should contact their insurance carriers for any damage relating to their unit-owned elements.
- **Please note:** It is Delta Engineering that recommends the order in which the buildings are remediated, taking into consideration building conditions and potential construction efficiencies. Remediation of building 27 is underway but will not be completed until sometime in October, building 10 will be started this year and completed in January 2020, and buildings 20, 21, and 23 have been identified for remediation in 2020. It is not guaranteed at this point in time which of 20, 21 and 23 would be completed and safe to occupy during hurricanes rated Category 1 or stronger during the 2020 hurricane season.

3. Proficient & Professional Management of the Association

Results of Vote: Alternative Use of Reserves – Written Joinder and Consent of Unit Owner

- In the weeks following the July 16 mailing of the explanatory letter and voting form on the Alternative Use of Reserves the Board was very pleased to see a high level of engagement and responsiveness from owners. With a minimum requirement of 145 member votes, a quorum was achieved with 172 votes received as of August 2.
- The vote required a simple majority of votes cast (over 50%) in order to pass. The results were:
 - YES: Permit the alternative use of up to \$600,000 in reserves, to be repaid to the reserves account by Dec 31, 2021: **155** (passed)
 - NO: Do not permit the alternative use of reserves: **17**
- In the 10 days following August 2 another 22 votes were received, 20 YES and 2 NO.
- With the flexibility this allows, we are continuing to progress with the remediation project in a timely manner.

May & June Financial Results

- May and June financial results were ratified by the Board at the August 6 meeting and have been posted to the website.
- May Operating Budget:

The May operating budget results unfortunately included significant unplanned expenses. Drywall repairs were \$21,400 over budget, plumbing repairs \$2,300 over budget and roof repairs \$3,300 over budget. This was caused by roof leaks in 2 buildings resulting in wet drywall which required replacement. At the same time other units reported plumbing leaks behind the bathroom wall, leading to mold on the ceiling of a unit and drywall replacement requirements, and repairs rising from a/c drain line issues. In the Grounds maintenance area, we were over-budget in the category of "Grounds exp other " by \$4200 due to trimming of crepe myrtles, removal of a tree, and repairs to asphalt. Other significant expenses which put the Association over budget in May were in the Administrative category, and include legal fees for collection of delinquent accounts, and a mandatory membership payment of \$4,000 to the Crockers Lake Community Assoc.
- May Balance Sheet:

Accounts Receivable from Owners fell by \$42,200 as we collected significant overdue association fees and penalties owed from 3 delinquent owners. This is very positive, as this is a boost to the cash balances in our bank account. Note that this does not impact the Operating budget as fees and penalties are recorded as income in the month they are invoiced and due.
- June Operating Budget:

The operating budget in June broke even, with expenses a small \$200 higher than revenue. The operating budget was negatively impacted by 3 large variances: 1) \$20,800 in drywall repairs, to 7 different units, resulted in this budget line being \$16,100 over budget for the month. 2) The Safety category was \$4,400 over budget. This was largely due to the semi-annual inspection of the fire safety system with several minor repairs subsequently occurring, 3) This was the first month we paid the new higher premium on the insurance policy renewal. The monthly insurance premium was \$5,900 over budget and this will unfortunately recur in every month this year. Overall this line item will come in \$41,300 over budget by year end.
- A snapshot of where the Association stood at June 30, the mid-point of the year:
 - Reserves stood at \$1.8 million
 - the balance in the Contingency account was \$182,500 of which \$11,700 was available cash to pay for new work and \$171,000 was construction retainage, which is payment we are holding back for work already performed, as agreed and outlined in our contract with RL James.

- The Operating budget deficit is slightly less than at this point last year, but we must continue to manage expenses carefully and set aside non-mandatory initiatives in the coming 6 months.

	2019	2018
6 months year-to-date surplus(deficit)	\$(51,119)	\$(58,344)

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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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