



Board Meeting Minutes
September 20, 2019
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
10 am

Determination of Quorum: Joseph Gianino, President, and Jackie Vizzi, Secretary, were present. Director Joe Joseph, Vice President Dave Carter and Treasurer Karen Domaratzki were present via phone.

Glenn Aitelli, Association Manager was also present.

Call to order: Joseph Gianino, President, called the meeting to order at 10 am.

Proof of Notice: Joseph Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes.

Approval of Minutes: Board meeting dated August 6, 2019: Joseph Gianino made a motion (**Motion #1**) to approve the Minutes for the Board Meetings dated August 6, 2019. Dave Carter seconded the motion. Motion was approved by all.

Treasurer Report: Karen Domaratzki presented the July 2019 financials. She said that we almost broke even in the operational budget but the year-to-date position is a \$53,000 deficit. Unbudgeted increased insurance premiums effective with the June renewal will make it challenging to reduce the deficit. She made a motion (**Motion #2**) to ratify the July 2019 Financials as presented. Joseph Gianino seconded and the Motion passed unanimously.

Fines: Joseph Gianino made a motion (**Motion #3**) to approve the fines presented and send them to the fining committee. Dave Carter seconded. These fines are mainly garbage infractions for the month of July. The administration will try to present a more complete and current set of fines at the next Board meeting. Motion passed unanimously.

Manager Report: Glenn Aitelli explained that a Hurricane Preparedness notice was sent to all owners with the advent of Hurricane Dorian. Grounds were inspected and secured. He also announced that we have a new maintenance worker: Bill Mount. Mr. Aitelli also explained that notices have been sent regarding unattended bicycles to the owners. These bicycles will be removed if no one claims them. Joseph Gianino moved to accept the Manager's Report (**Motion #4**). It was seconded by Jackie Vizzi and motion passed unanimously.

2020 Budget Planning: Karen Domaratzki presented a draft spread sheet of 17 different items and their costs which could be incorporated in the 2020 Operating Budget. The insurance payment was the biggest increase and will impact the next year budget for about \$29,270 from January to May 2020 compared to the 2019 budget. Another insurance increase is estimated at \$39,000 from June to December, again compared to the 2019 budget. Management was asked to immediately research the insurance market for forecasts of potential insurance price increases that would take effect at the June 2020 renewal. A motion to include funds to the 2020 budget to revise our

Minutes approved
Sept 27, 2019 Board Meeting
J. Vizzi (Secretary)

governing documents was placed by Dave Carter (**Motion #5**). It was seconded by Karen Domaratzki and passed with four members in favor (Dave Carter, Karen Domaratzki, Joe Joseph and Jackie Vizzi) and Joe Gianino against the motion. Other increases or potential items to be budgeted are dryer vent cleaning, AC line cleaning, pressure washing, gutter cleaning, irrigation system repairs, extensive tree trimming, and possibly a second trash compactor. There were discussions on the presented price tags for outsourcing some of these duties vs staff performing them. Management was asked to get cost quotes on a number of the items and bring these back to the Board in the coming month.

Discussion of the President's Business Activities and Possible Conflicts of Interest:

Board president, Joseph Gianino has a new business called Management Concepts. He presented to the Board a short summary of his business and possible impact to Vintage Grand. He had a series of proposals for the Board to consider and decide.

1. He would not do any business with Vintage Grand and the Board would continue as usual.
2. He would provide services to Vintage Grand owners and continue as President and have the Board delineate his work as president of Vintage Grand and have other Board members share current duties that might create a conflict.
3. He would provide services to the Vintage Grand owners and the Board members could reassign the presidency.

There was discussion of Mr. Gianino's proposals and any possible conflicts of interest and discrepancies. Jackie Vizzi made a motion (**Motion #6**) to have Joseph Gianino continue as President and do no business with Vintage Grand owners. There was no second, so the motion was dropped.

Dave Carter made a Motion (**Motion# 7**) to ask Mr. Gianino to leave the meeting in accordance with Florida Statutes. Karen Domaratzki seconded the motion and the motion passed with three yes votes (Karen Domaratzki, Dave Carter and Joe Joseph). Jackie Vizzi was against the motion. (Joseph Gianino does not vote).

Joseph Gianino refused to leave the room.

Dave Carter made another Motion (**Motion #8**) that Joseph Gianino could stay and participate in the discussion but not vote. Joe Joseph seconded the motion and it passed unanimously with four votes in favor (Joseph Gianino does not vote).

Glenn Aitelli was asked to discuss Joseph Gianino's participation in running the Association and possible conflict of interest.

Karen Domaratzki made a motion (**Motion #9**): Whereas Association President Joseph Gianino has disclosed to the Board that he is the President of a rental agency and property management firm called Management Concepts, Inc. that is now marketing services to Vintage Grand Association members, and the Board has determined that there are inherent conflict of interest issues that cannot be practically and efficiently controlled by the Board, I move that Mr. Gianino be asked to resign as Association President by no later than close of business on September 23, 2019 and, if he does not do so, that the Board meet again within one week from today to consider a motion to remove him from that office. Joe Joseph seconded the motion and it passed with three members in favor (Karen Domaratzki, Joe Joseph and Dave Carter) and one opposed (Jackie Vizzi). Joseph Gianino does not vote.

Dave Carter motions (**Motion #10**): Whereas Association President Joseph Gianino has previously disclosed to the Board that he is the President of a rental agency and property management firm (Management Concepts, Inc.) and has now told the Board that his firm will not be marketing to nor performing any services for Vintage Grand Association members, I move that Mr. Gianino be asked to provide the Board a written statement by no later than close of business on

September 23, 2019, that specifically states that, while he is a Director or Officer of the Vintage Grand Condominium Association, neither he nor any employees or agents of his firm will market to or perform rental agency or property management services for Vintage Grand Condominium Association members. Motion was seconded by Karen Domaratzki and passed unanimously (four votes). Joseph Gianino does not vote.

Joe Joseph Makes a motion (**Motion # 11**): I move that, effective immediately, the responsibility and authority for approving lease applications be assigned to Association Secretary Jackie Vizzi and that Mr. Gianino not be allowed to participate in the approval process nor see any of the information that is submitted on proposed tenants. Dave Carter seconded the motion and it passed unanimously (four votes). Joseph Gianino does not vote.

Dave Carter made a motion (**Motion #12**): I move that all Board Officers and Directors and employees or agents of the Association, including the Association Manager and his staff, be prohibited from providing Vintage Grand owners, prospective owners, tenants or prospective tenants any recommendations, referrals or lists of rental agencies or property management firms. The motion was seconded by Joe Joseph and it passed unanimously (four votes). Joseph Gianino does not vote.

Motion to Adjourn: Jackie Vizzi made the motion to adjourn (**Motion #13**). It was seconded by Dave carter and passed unanimously. Meeting ended at 12:37 pm.

Minutes prepared by Jackie Vizzi.