



Board Meeting Minutes
November 8, 2019
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
10 am

Determination of Quorum: Dave Carter, President, Karen Domaratzki, Vice President/ Treasurer, Jackie Vizzi, Secretary, Director Joe Joseph, Director Joseph Gianino were present. Glenn Aitelli, Association Manager was also present.

Call to order: Dave Carter, President, called the meeting to order at 10 am.

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

Approval of Minutes: Board meetings dated September 27 2019 and October 4, 2019:

Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for the Board Meetings dated September 27, 2019 and October 4, 2019. Joseph Gianino seconded the motion. Motion was approved by all.

President Report: Dave Carter gave the latest update on the Developer Lawsuit Settlement. There is a drafted agreement that needs to be signed, to settle for \$360,000.

The Insurance claim is still pending. Since it was denied, arbitration will be the next step with possible dates of July 2020 in NYC.

Treasurer Report: Karen Domaratzki presented the September 2019 financials. She said that we almost broke even in the operational budget for the month but the year-to-date position is a \$48,000 deficit. Roof repairs and the unbudgeted increased insurance premiums are still a problem. She said that our audited financial statements have been consistently late but the person in charge of the audits will improve his work. She made a motion (**Motion #2**) to ratify the September 2019 Financial Statement. Dave Carter seconded and the Motion passed unanimously

Manager Report: Glenn Aitelli gave an update on the various work and situations. There were 16 leases and 8 sales. There was much work done on the grounds, basketball courts, pool furniture, abandoned bikes and light repairs. He also gave a timeline for future member meetings: December 10 will be the date for a Special Member meeting. January 27, 2020 will be the date for the Annual Member meeting. Notices will be sent to the owners regarding these meetings. There was also some discussion on improving the car wash area. Glenn discussed the units in arrears, one unit in foreclosure and another with a pending sale.

2020 Budget: Karen Domaratzki presented the 2020 Budget which reflects a 5.4% increase. Under this budget the Contingency remains unchanged, the Reserves reflect a 55% partial funding in member assessments (to be voted by members) and the Operating reflects an increase due to the increased insurance premiums and other underfunded services. The potential increase will affect the dues for the units with a range of increases, the smallest units will see a \$20 increase while the largest will see a \$52 per month increase. Dave Carter made a motion (**Motion #3**), seconded by Joe Joseph, to accept the present budget and send it to the members to vote for fully or partial funding on the reserves. Motion passed unanimously. The Special Owner's meeting will have three votes: a. To partial or fully fund Reserves, b. Cross utilization of Reserves, c. Carrying any surplus or debit from the 2019 budget to the 2020 budget.

*Minutes
Approved
Nov. 21, 2019
Board meeting
J. Vizzi
(Secretary)*

Tenant Screening: Joe Joseph has been working with the Association Manager on the tenant present screening procedures. They are looking into the various companies that cover tenant screening. Glenn Aitelli suggested to open the screening to cover a more thorough background check, he presented a list of recommendations under the name of RA procedures. Joe Joseph made the Motion (**Motion #4**) to adopt the procedures presented by Glenn under the name of RA procedures. Dave Carter seconded. After some discussions and questions, Joe Joseph made a Motion (**Motion #5**) to table Motion 4 until more information is presented. Dave Carter seconded the motion. Motion passed unanimously.

Fines: Glenn Aitelli presented a list of fines. Dave Carter made a motion, seconded by Jackie Vizzi, to send the fines to the Fining Committee (**Motion #6**). Discussion followed with a vote of four members for the motion and one against it (Karen Domaratzki). Motion passed.

Organizational Chart: Dave Carter presented an organizational chart which helps viewers to understand who is who on the board and the different task allocated to Board members and staff. He suggested that the owners get more involved in supervising and volunteering to help the general running of Vintage Grand. He particularly asked for volunteers to help with the social aspect, grounds supervision and website.

Water and Sewer: Because Vintage Grand is not collecting its full share of the water charges from owners due mostly to broken water meters, and nonpaying owners, a proposal to change the Vintage Grand documents was presented by the Board. The Board studied various scenarios on how to approach the water/sewer problem but discarded two out of three alternatives because either they were too hard to implement or not practical. Karen Domaratzki made a motion (**Motion # 7**) to continue to use water meters in units and NES services, but add language to our documents, specifically amendments to Section 7.1 and 7.6 of the Declaration of Condominium to enable the Association to replace defective meters and bill owners, and to also have the ability to formally recognize and collect unpaid water balances. This motion was seconded by Dave Carter and it passed unanimously.

Bicycle Storage: Since bicycles have to be stored in the racks provided and not in the lanais or breezeways according to our present documents, the Board is trying to see how to help bike owners since there seems to be a high incidence of bike thefts. Dave Carter made a motion (**Motion #8**) to waive enforcement of fines for bike storage on the balconies or lanais until further Board decision. This motion was seconded by Karen Domaratzki and it passed unanimously.

Building Remediation: Dave Carter made a Motion (**Motion #9**) to deposit the Settlement money in the Contingency Account. Karen Domaratzki seconded and motion passed unanimously. Then, Dave Carter added another motion (**Motion #10**), add one building more (Building #5) to next year's building plan (2020) and make it next to be started. Joe Joseph seconded and motion passed unanimously. To date nine buildings have been finished, two are currently in progress and will be done by early 2020, and four more will be completed by the early 2020.

Loan: Karen Domaratzki discussed the possibility of a loan. A Construction contract needs to be presented and the Board is satisfied with RL James enough to ask for a contract. There are other criteria to be acknowledged including the type of loan, duration of the loan, loan fees and interest and payment costs. Members need to understand the costs involved and vote on this loan. The Board is looking into comparable scenarios and will present these at a future date.

Motion to Adjourn: Dave Carter made the motion to adjourn (**Motion #11**). It was seconded by Joseph Gianino and passed unanimously. Meeting ended at 12:01 pm.

Minutes prepared by Jackie Vizzi.