



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER #16

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 President's Letters or owner update e-blasts between newsletters.

This marks the 35th edition of the Newsletter issued by the Board elected in 2018 and 2019. The Newsletter is sent by eblast monthly and also posted to the Owners' section of the Vintage Grand website <https://vintagegrand.org/owners/> (password is PalmTree40). **If you have not been receiving this newsletter, and would like to**, please complete the enclosed "Authorization for Notice and Consent by Email" form and mail an original signed copy to the office. Alternatively, view the newsletter (and all past newsletters) on the Vintage Grand website.

Key Goals and Priorities for 2019

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

Current Phases of Remediation:

- Detailed Schedule and Status Information:
 - Updated schedules and status reports for the buildings that are in progress have been posted in the Owners' page of the Vintage Grand at <https://vintagegrand.org/building-restoration-project/>
- Overall Progress:
 - R. L. James' work on building 10 is now approximately 65% complete. This puts them about one month ahead of the schedule in their original contract.
 - R. L. James' contract is being modified to add building 5 to the 2020 work plan. Demolition and damage discovery work will start on the south gabled end and the pool side of that building on December 23.
 - Buildings 5, 23, 20 and 21 are scheduled to be completed by the end of 2020, bringing the total number completed to fifteen (15) of the twenty-eight (28) residential buildings in the Vintage Grand complex, or 54% completion of the project.
- Actual vs. Estimated Costs for Completed Work:

Through the end of November, the accumulated actual costs of work completed under R. L. James current contract exceeded the original cost estimates by about 3%, which is excellent for a project of

this size and complexity. Spending on balcony support structures and attic repairs has significantly exceeded the original estimates but that has been offset by underspending on wood frame repairs behind the stucco walls and on breezeway arch rebuilds.

- **Project Financing and Staffing:**

- The net proceeds from the developer lawsuit settlement (approximately \$360,000) will be deposited into the Association's bank account by December 30 and will be used to help fund the remediation of an additional building in 2020 (building 5).
- To date, the Board has not tapped into capital reserves to pay remediation project expenses. Current cash flow projections indicate there will be no need to begin using capital reserves to manage cash flows on the project until March of 2020. The accumulated borrowing from reserves would then build up to approximately \$290,000 by the end of 2020, if there has been no inflow of funds from our insurance claim against the Lloyds of London consortium by that point in time.
- The Board is examining options to obtain a construction loan to accelerate the completion of the thirteen (13) residential buildings that will not have been remediated as of December 31, 2020. Information about possible financing options will be shared with owners at the Annual Membership Meeting on January 27, 2020. Our governing documents require that any loan greater than \$25,000 be approved through affirmative member vote by a margin exceeding 2/3 of a quorum.
- At this point, R. L. James will increase its field staffing only to the extent needed to complete building 10 in February of 2020 and buildings 5, 23, 20 and 21 by the end of 2020. The completion cycle times for those buildings will be in the range of 4.5 to 5 months.

Status of Legal Proceedings:

- **Breach of Warranty and Breach of Fiduciary Duty Lawsuit Against Developer and Developer-Appointed Board:** Our attorney is following up on all of the required paperwork for our negotiated settlement of this law suit and has stated that our net proceeds (approximately \$360,000) should be deposited into the Association's bank account by December 30, 2019.
- **Building Collapse Claim Against Association Insurance Carriers (Consortium lead by Lloyds of London):** Our attorney is working with the insurance carriers' legal counsel to schedule depositions of key witnesses that will provide testimony at/for the upcoming arbitration hearings. Those hearings will take place in New York City in July of 2020. He will also be filing a civil complaint against the insurance agent who prepared the Association's application for the 2016 property insurance policy against which we filed our original building collapse claim. There were errors on that application which could have an unfavorable impact on the arbitration of our claim.

2. Grounds and Common Elements Update

Grounds Update

- The grass at the perimeter of the property has been reseeded. This will produce green grass while the regular lawn goes dormant and brown in the cooler months. We successfully negotiated with our landscape maintenance company Westcoast Landscape and Lawns to provide this service at no additional cost, compared to bids reviewed of \$5,000 - \$7,000.
- There are annuals planted around the entries, and the Christmas decorations are up.
- The railings and some floor boards of the dock have been repaired. Plastic owls have been installed to deter birds from landing on the dock and fowling it.
- We unclogged the large culvert drain behind building 26. The nearby sidewalk repair will take place in the first week of January.

- The sidewalks around the front pool have been pressure washed. Ten lounge chairs were repaired and placed back in service.
- The carpet in the workout room was steam cleaned.
- Accent lights in front of the clubhouse were rewired and 4 globe lights at the property entry were replaced and LED bulbs installed. The lighting at the main sign was repaired after the County installed new conduit and cut our wiring.
- Leaf guards were installed on the gutters of buildings 14, 24, 25, 26, and 27. This will reduce future maintenance and cost in cleaning these gutters each year. Leaf guards have been installed on all buildings post remediation.

Landscaping Update

- At the December 10 Board meeting it was agreed that the Association would retain Westcoast Landscape and Lawns Inc as the Association's landscape and irrigation maintenance company for 2020. This was agreed after a discussion of the pricing and service level of other firms.
- The Board reviewed 3 bids for the pruning of the 600 palms and 256 hardwood trees on the property. The job was awarded to Westcoast Landscape and Lawns Inc who submitted the lowest bid (\$34,795) and exhibited knowledge of our property. This work will take place in January.
- The contract for trimming of a portion of the pepper trees on the property, at a cost of \$3,800, was awarded to Bouie Tree Trimming Services Inc. We have an existing vendor relationship with this company, who have cut down trees and removed stumps as required over the past several years. This work will occur after the large tree trimming job is completed.

Violations and Fines

- At the December 10 Board meeting \$3,300 in fines were approved for submission to the Fines Committee.
- The fines related to issues that are in contravention of our governing documents and included short term rentals, trash on breezeways, aggressive breed dogs, dogs not included on the unit's file and for which no pet deposit was paid, and improper items on balconies and lanais.
- Please remember that our governing documents are clear that no items are to be hung on/from the walls and ceilings of balconies and lanais. We suggest that you ensure that your tenants are aware of this to avoid fines and disappointment.
- Note that the Vintage Grand office staff can not waive fines or hear pleas of being wrongly fined, so sending tenants to the office to do this is futile and a waste of our staff time. Some individuals have been aggressive to staff and this will not be tolerated. The proper process is that the owner or his/her property manager appears at the Fines Committee to "plead the case", with the Fines Committee making the final determination.

3. Proficient & Professional Management of the Association

Results of Special Members Meeting held December 10 2019

- On December 10 2019 a Special Members Meeting was held to vote on 3 financial matters. With a minimum requirement of 145 members voting, a quorum was achieved with 202 ballots received.
- Each financial matter required a simple majority of votes cast (over 50%) in order to pass. Votes were cast as follows. Note that votes cast for each matter do not total 202 as some members chose to abstain from voting on a matter:
 - Reserve Funding:
 - Partial funding of Reserves at 55%: 170 (passed)
 - Full funding of Reserves: 32

- Carry Over:
 - Yes for carry over: 191 (passed)
 - No for carry over: 4
- Cross Utilization of Reserve Funds:
 - Yes for cross utilization: 174 (passed)
 - No for cross utilization: 20

Unit Assessments – 2020

- Following the Special Members Meeting a Board of Directors meeting was held and the 2020 Budget was approved, with partial funding of reserves at 55%.
- Monthly unit assessments for 2020 are as follows, an increase of 5.4% over 2019 amounts:

UNIT	2020 Monthly Assessment
A1 - Antiquea	\$405.67
A2 - Byzantine	\$522.50
B1 - Classica	\$726.10
B2 - Danti	\$800.52
C1 - Ethos	\$928.20
C2 - Floreta	\$1,028.61

- Coupon books are being reprinted and will be mailed to owners shortly. If you use the coupon book and a check for payment you may wait until you receive it to make your January payment, and no late fee will be charged if you pay before January 15.
- If you pay via electronic debit from your bank account, the notice of new amount to charge has been advised to your bank.
- If you pay via the on-line payment portal of Centennial Bank, which is the bank of the Vintage Grand Association, please go into the portal and update your payment amount to reflect the increase in fees.
- If you wish to change the method by which you pay, please refer to the information in the November mailing to members which you received by post.

Opportunities for Owners to be Involved in the Association

- In the November newsletter the Board listed a number of areas where owner volunteers could make a meaningful contribution to the Association. Our members have many skills and talents, and this is an opportunity for engaged owners to help the Board accomplish some pressing initiatives in 2020.
- Several volunteers have come forward to fill “slots” but more volunteers are needed to help with the following initiatives:
 1. Building and Grounds Inspections – at least 2 more full time resident volunteers are needed
 2. Remediation Project Oversight – 1 full time resident volunteer is needed
 3. Social Group – at least 2 more full time or seasonal residents are needed
- Volunteering with the Association can be rewarding and enjoyable. We are hoping that all slots will be filled by the January 27, 2020 Annual Membership Meeting. Please contact Dave Carter at dwcvg18@gmail.com to volunteer.

Candidates for Board of Directors, 2020

- The deadline for submissions of candidacy for two positions on the 2020 Board of Directors was December 18. Only two individuals submitted the candidacy form, and they are the incumbents Dave Carter and Karen Domaratzki. They have been acclaimed to the Board for a further two year term.

Annual Members Meeting

- The Annual Members Meeting will be held on Monday January 27 at 6 pm at Covenant Life Presbyterian Church, 8490 Macintosh Rd. Sarasota in a 2nd floor meeting room.
- The official mailing containing the President’s Letter, agenda, 3 proposed amendments to the Declaration to be voted on and other items are being sent out on December 20.
- If you are in Sarasota or can make your way here on January 27 please plan to attend this important meeting in person. The Board will elect officers for the upcoming year and provide a financial report to members. We’ll also share information about accomplishments and challenges of 2019 and goals for 2020, including discussion of a possible bank loan for the remediation project.

4. Two-Way Communication with Owners

Dates to Remember:

- January 7: Voting on the 3 amendments to the governing documents opens on-line on myHOast.
- January 17, 4 pm: Welcome back Snowbirds party at front pool. Snacks will be provided and please bring your own beverage.
- January 27, 6 pm: Annual Members Meeting, Covenant Life Presbyterian Church, 8490 Macintosh Rd
- All newsletters are posted on the website in the Owners section, for handy reference.
- The Office will be closed for the holidays as follows: Dec 23 noon – Dec 25 and Dec 30 noon – Jan 1.
- For property emergencies call 941-923-7380 and follow the prompts. For security issues call Signal 88 at 941-217-7300

Contact information:

President	Dave Carter	dwcvg18@gmail.com
Vice President & Treasurer	Karen Domaratzki	Karen_vgboard@aol.com
Secretary	Jackie Vizzi	jvdirectorvg@gmail.com
Director	Joseph Gianino	gianinojosephr@gmail.com
Director	Joe Joseph	Jsting56@gmail.com
Association Manager	Glenn Aitelli	Request Form to Vintage Grand Office
Vintage Grand 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
PCM, our Community Association Management company	For address changes, to request account statements and coupon books mid-year	http://pcmfla.com/progressive/outside_home.asp# then select Homeowner Services and the desired service



*Happy Holidays and Best Wishes for
the New Year*