



December 20, 2019

## President's Letter

Dear Fellow Members of the Vintage Grand Condominium Association,

I am nearing the end of my second year of service on the Vintage Grand Board of Directors and my third month of service as Association President. I would like to thank everyone who has supported me in those roles, particularly my four colleagues on the Board and our Association Manager. While we've expressed some differences of opinion along the way, I think that we've collaborated well while tackling the many frustrating issues that the Association has faced over the past two years.

The Association will be holding its next Annual Membership Meeting on January 27, 2020. If you will or could be in Sarasota on that day, I strongly urge you to attend the meeting. Irrespective of whether you are able to attend the meeting, **I am asking that you promptly fill out, sign and return your proxy form, or register your proxy votes on-line via the myHOA system, so that the meeting can be convened and votes can be efficiently counted on the three Amendments to the Vintage Grand Declaration of Condominium that the Board is recommending.**

With regards to those Amendments, the Board has determined that our current governing documents limit the Association's ability to effectively manage two issues that are causing significant unnecessary operating costs for the Association, which we all pay for through our assessment fees:

1. Underbilling and/or underpayment of a portion of water and sewer utility charges that are the responsibility of individual owners
2. Water leaks and/or moisture accumulation in buildings that require costly water damage mitigation responses and permanent repair work, including mold remediation on common elements

Your approval of the three Amendments that are described on the proxy document would enable the Association to make some meaningful progress in reducing unnecessary operating costs in 2020 and future years. If you have any reservations about casting a "Yes" vote on all three of the Amendments, please contact me via email ([dwcvg18@gmail.com](mailto:dwcvg18@gmail.com)), and I will attempt to remove any doubt in your mind that what the Board is recommending is a well thought-out, fair and appropriate response to the above issues.

Please also take some time now to think about the progress that our Association has made over the past two years and what our goals should be for the future. If you are confused about or dissatisfied with the way things are going, please submit one or more written questions to our Association Manager (email: [vintagegrandoffice@gmail.com](mailto:vintagegrandoffice@gmail.com)) by January 17, 2020, so that the Board can complete the necessary research and deliberations to be able to effectively respond to your concerns at the Annual Membership Meeting on January 27. As was done last year, the presentation deck from the meeting, including written responses to all questions that were submitted ahead of time, will be shared with all members immediately after the meeting by posting on the Vintage Grand website.



I believe that if we work together, we can significantly improve the morale and cohesiveness of our community. It would be great if we spent less time making and responding to complaints and more time working on meaningful improvement initiatives that move our community forward. To that end, the Board has identified several desirable improvement initiatives which could be completed through the efforts of owner volunteers in 2020. A list of the identified initiatives was communicated to all owners in the Association's November and December newsletters. Several people have come forward to fill slots on that list but there are still several slots which have not been filled. I am hoping that by our January 27 annual meeting, all owner volunteer slots will have been filled and activity will be underway on the listed initiatives, and perhaps on some additional improvement initiatives suggested by owners.

I am looking forward to another year of progress in our community in 2020. I think we can accomplish a lot if we stick together and address our challenges with an optimistic spirit. On behalf of the entire Board, I wish you a very Happy, Healthy and Prosperous New Year!

Regards,

A handwritten signature in cursive script that reads "Dave Carter".

Dave Carter  
President – Vintage Grand Condominium Association

# VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.

Professionally Managed by Progressive Community Management, Inc.



December 20, 2019

## Members of Vintage Grand Condominium Association, Inc.:

The Annual Meeting of Members will be held on **January 27, 2020 at 6:00 p.m. at Covenant Life Presbyterian Church, 8490 McIntosh Rd, Sarasota, FL 34238**. Immediately following the Annual Meeting will be the Organizational meeting of the Board.

The incumbents Dave Carter and Karen Domaratzki have submitted their Intent to be a Candidate as a Director for the Board. Since there are two (2) vacancies and two (2) candidates, there **will not be an election**.

Enclosed are the Second Notice and Agenda for the meeting, an Owner's Proxy, along with a return envelope. Members are being asked to vote on four amendments to the Vintage Grand declaration of condominium that are described on the pages following the proxy form. Also enclosed is an owner information request form.

**Please return your Proxy at your earliest convenience, even if you are planning on attending the meeting. A required number of Members, a quorum, must be present at the meeting or by proxy in order for Association business to be conducted. You can return your Proxy by email at [vintagegrandoffice@gmail.com](mailto:vintagegrandoffice@gmail.com), regular mail, or via myhost online which allows the Association to determine if quorum will be achieved. It is therefore VERY IMPORTANT that you return your Proxy as soon as possible.**

You can send any questions that you would like the board to address to me at [vintagegrandoffice@gmail.com](mailto:vintagegrandoffice@gmail.com) or regular mail to 4012 Crockers Lake Blvd, Sarasota FL, 34238. Questions must be received by January 17, 2020.

Sincerely,

A handwritten signature in black ink, appearing to be "GA", written over a white background.

Glenn Aitelli, Community Association Manager  
Progressive Community Management, Inc.  
Managing Agent for Vintage Grand Condominium Association, Inc.  
Phone: 941-923-7380  
E-mail: [gaitelli@pcmfla.com](mailto:gaitelli@pcmfla.com)

**• S E C O N D   N O T I C E •**  
of  
**ANNUAL MEMBERS' MEETING**  
&  
**BOARD ORGANIZATIONAL MEETING**  
of  
**VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**  
to be held on  
**JANUARY 27, 2020**  
at 6:00 p.m.  
**Covenant Life Presbyterian Church**  
**8490 McIntosh Rd, Sarasota, FL 34238**

**• A G E N D A •**

**I. Annual Meeting of Members**

- A. Call to Order
- B. Determination of a Quorum
- C. Proper Meeting Notice
- D. Approval of Minutes
- E. Officer Reports
- F. Member Votes on Proposed Amendments
- H. Announcement of New Board Members and Vacancies
- I. Questions and Answers
- J. Adjournment

**II. Organizational Meeting of the Board**

- A. Call Meeting to Order
- B. Determination of a Quorum
- C. Proper Meeting Notice
- D. Approval of Minutes
- E. Election of Officers
- F. Adjournment

Any ADDITIONAL AGENDA ITEMS For The Board Meeting  
Will BE POSTED AT LEAST 48 HOURS  
PRIOR TO THE MEETING  
AS REQUIRED BY FLORIDA LAW

**VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**  
**GENERAL AND LIMITED PROXY**  
**2020 ANNUAL MEMBERSHIP MEETING**

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned owner(s) or their voting representative, hereby appoint \_\_\_\_\_ (or if left blank, hereby appoint the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association) as my Proxy Holder for all matters to come before the **Annual Membership Meeting of Vintage Grand Condominium Association, Inc. on January 27, 2020 at 6:00 p.m. at the Covenant Life Presbyterian Church, 8490 McIntosh Rd., Sarasota, FL 34238** and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below.

You may choose to grant general powers, limited powers or both. Check the "General Powers" line below, if you want your proxyholder to vote on issues which might come up at the meeting and for which a limited proxy is not required.

**GENERAL POWERS**

\_\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general proxy may be used, such as parliamentary motions.

**LIMITED POWERS**

For your vote to be counted on the following issues, you must indicate your preference in the boxes provided below.

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**Are you in favor of Amendment No.1 to the Declaration of Condominium as set forth on the following pages?**

YES (BOARD RECOMMENDS)                       NO

**Are you in favor of Amendment No.2 to the Declaration of Condominium as set forth on the following pages?**

YES (BOARD RECOMMENDS)                       NO

**Are you in favor of Amendment No.3 to the Declaration of Condominium as set forth on the following pages?**

YES (BOARD RECOMMENDS)                       NO

.....  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.                      Unit Number \_\_\_\_\_

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

An owner of the unit if owned by one or more persons, or if owned by a non-natural entity, the designated voter

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**PROPOSED AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OF VINTAGE GRAND CONDOMINIUM**

(Additions indicated by underlining, deletions by ---, omitted, unaffected language by...)

**Amendment No 1:** The purpose of this Amendment is to clarify responsibility for payment of water and sewer utility charges and the maintenance of the individual Unit water meters. The Association is billed for water and sewer utility services for the entire Vintage Grand complex and uses a submetering firm (currently National Exemption Service/NES) to bill and collect reimbursements from individual Unit Owners for their respective portions of the overall bill. The meters are owned by the individual Unit Owners. There are instances where Unit Owners are not being billed for any consumption because they have a defective meter and others where Unit Owners are not paying their water and sewer utility bills on a timely basis. This Amendment places specific responsibility on Unit Owners for maintenance, repair and replacement of their water meters and also gives the Association stronger collection remedies to pursue those Unit Owners who do not pay their water and sewer bills on time.

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7. Maintenance and Repairs.

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- 7.1 Units and Limited Common Elements. All maintenance, repairs and replacements of, in or to any Unit and Limited Common Elements appurtenant thereto, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen, including, without limitation, maintenance, repair and replacement of window coverings, interior nonstructural walls, the interior side of any entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying with the boundaries of the Unit or the Limited Common Elements or other property belonging to the Unit Owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein. Each Unit Owner shall be responsible for the maintenance, repair and replacement of the water meter to the Unit and be liable for payment of the cost and expense of all water and sewer system usage metered to the Unit and the monthly fixed charges and administrative fees related to the Unit's water and sewer utility connections. Through the services of a sub-metering company, the Association shall read the meters and bill the applicable Unit Owner(s) for their water and sewer services. If the Unit Owner(s) do not pay their water and sewer utility bills from the sub-metering company on a timely basis, the Association shall have the right and authority to pursue collection by any method permissible under Florida law, including without limitation, any or all of the following methods: (1) demand and collect payment from a tenant in the Unit pursuant to Section 718.116(11), Florida Statutes; (2) suspend the right of the Unit Owner, or guests, tenants occupants, licensees and invitees, to use recreational facilities pursuant to Section 718.303(4), Florida Statutes; (3) suspend the voting rights of the Unit Owner pursuant to Section 718.303(5), Florida Statutes; (4) file a lawsuit against the Unit Owner in an attempt to obtain a money judgment; or (5) record a Claim of Lien against the Unit in the Sarasota County Public Records to secure the amount due, interest, prevailing party attorney fees and costs, and foreclose the Claim of Lien in the same manner as a real estate mortgage under Florida law.

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Subsection (a) of Section 7.1 shall remain unchanged.

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**Amendment No 2** This Amendment would give the Association specific authority to proceed with defined categories of maintenance or repair work that would normally be the responsibility of the individual Unit Owners, but only if the Board elects to do so by passing a specific resolution at an open board meeting. For example, the Board could pass a resolution to initiate a one-time program to replace missing or defective Unit water meters to ensure that all owners are paying properly for their water and sewer utility services, or initiate a program to inspect and replace all defective bathtub overflow valve gaskets to prevent water leaks. (Note: The Board has already elected to clean out dryer vents on an annual basis due to fire safety concerns, treating the costs as a Common Expense). For any situations where the Board might want to make use of this provision, the Board would need to draft and pass a formal resolution at an open board meeting which sets forth the reasons why such action is being taken. Any resolution adopted by the Board could be rescinded or changed at a future board meeting.

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7. Maintenance and Repairs.

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7.6 Elective Maintenance. Notwithstanding anything in the Declaration to the contrary, the Association, by action of its Board, may assume some of the maintenance responsibilities of the Unit Owners for portions of the Units or Limited Common Elements provided the Board adopts a resolution setting forth the basis on which the Board has determined that the best interests of the community will be served by the Association assuming the maintenance rather than the Unit Owner. The resolution shall be included as part of the Association records. Expenses incurred by the Association in performing these assumed maintenance duties shall be either a Common Expense or may be invoiced to the Unit Owner for payment. If the Board determines that the Unit Owner shall pay the expense, the Association shall charge the expenses so incurred to the applicable Unit Owner(s), and if not paid in full within thirty days of written demand, interest shall accrue at the rate of 18% per annum, and the Association shall have the right and authority to pursue collection by any method permissible under Florida law, including without limitation, any or all of the following methods: (1) demand and collect payment from a tenant in the Unit pursuant to Section 718.116(11), Florida Statutes; (2) suspend the right of the Unit Owner, or guests, tenants occupants, licensees and invitees, to use recreational facilities pursuant to Section 718.303(4), Florida Statutes; (3) suspend the voting rights of the Unit Owner pursuant to Section 718.303(5), Florida Statutes; (4) file a lawsuit against the Unit Owner in an attempt to obtain a money judgment; or (5) record a Claim of Lien against the Unit in the Sarasota County Public Records to secure the amount due, interest, prevailing party attorney fees and costs, and foreclose the Claim of Lien in the same manner as a real estate mortgage under Florida law. Any resolution adopted in accordance with this paragraph may be subsequently changed, rescinded or modified by action of the Board.

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**Amendment No 3:** This Amendment places additional responsibilities on Unit Owners to do things that would reduce the frequency and impact of common scenarios that cause water leaks and instances of mold accumulation in our buildings. Spelling out these responsibilities in the Declaration document would allow the Association to levy fines when there is evidence that the responsibilities have not been carried out and would strengthen the Association's ability to prevail in any lawsuit that it might initiate to seek reimbursement of expenses that it incurred when making repairs to common elements that were damaged as a result of Unit Owner negligence.  
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7. Maintenance and Repairs.

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7.5 Water Leak and Mold Prevention. In an effort to prevent the accumulation of excess moisture, mold, water leaks, and resulting damage, Unit Owner responsibilities include the following:

- (a) To immediately report any water accumulation, leak or intrusion, from any source whatsoever, to the Association, and if the water accumulation or leak is coming from plumbing or fixtures within the Unit, to immediately terminate the water flow to the Unit by closing the unit water shut-off valve. (Note: Unit Owners who are leasing out their units should inform their tenants of these obligations and ensure that the tenants know how to find and close the water shut-off valve.)
- (b) To properly maintain the Unit's HVAC system including replacement of air filters when they are dirty and inspection and servicing of the entire system at least once per calendar year, including draining and cleaning condensate lines, inspection and cleaning of evaporator coils and checking all electrical connections and devices (e.g., capacitors) which could fail resulting in an unplanned shutdown of the system. (The system must also be operated sufficiently to maintain the indoor temperature in the unit at 78 degrees Fahrenheit or lower, as specified in section 17.10).
- (c) To maintain the Unit's water heater, including draining and removing sediment from water heater tanks at least once per calendar year and replacing hot water tanks before the expiration of their useful life, but in any event within ten years from manufacture date.
- (d) To inspect and maintain water pipes, plumbing fixtures and all connections to water-using appliances to detect and eliminate leaks, including periodic inspection and, when appropriate, replacement of bathtub overflow valve gaskets and water hose feeds to washing machines and dishwashers that are worn, cracked or bulging.
- (e) To terminate water flow to the Unit by closing the unit water shut-off valve prior to any time that the Unit will be vacant for a period of two weeks or longer
- (f) To make arrangements for someone to inspect the interior of the Unit on at least a semi-monthly basis during periods of time when the Unit is vacant. The inspector should verify that the HVAC system is operating and maintaining the temperature in the unit at or below 78 degrees Fahrenheit, and also look specifically for evidence of water accumulation, leaks or intrusion. Any issues should be reported immediately to both the Unit Owner and the Association.

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**VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**

**OWNER INFORMATION REQUEST FORM**

RETURN TO: PROGRESSIVE COMMUNITY MANAGEMENT (PCM)  
3701 South Osprey Drive, Sarasota, FL 34239  
Fax # 941-923-7000

**Please Print Clearly**

Home Owner Name(s): \_\_\_\_\_

Property Address:

\_\_\_\_\_  
\_\_\_\_\_

Mailing Address if different than your Association property address:

\_\_\_\_\_  
\_\_\_\_\_

Home Phone# \_\_\_\_\_ Cell Phone# \_\_\_\_\_

Email: \_\_\_\_\_

**Tenant Information:**

Do you occupy your unit? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you have a tenant? Yes \_\_\_\_\_ No \_\_\_\_\_

Tenant's Name(s) \_\_\_\_\_

Tenant's Home Phone# \_\_\_\_\_ Cell Phone# \_\_\_\_\_

Owner Emergency Contact Name: \_\_\_\_\_

Emergency Contact Phone# \_\_\_\_\_

I CERTIFY that answers given herein are true and complete to the best of my/our knowledge. I/We authorize Progressive Community Management, Inc. to contact the above names listed in case of emergency. I also acknowledge that I am responsible to advise the Association and the Managing Agent of any change(s) of the above information.

\_\_\_\_\_  
Signature of Owner

Date \_\_\_\_\_

\_\_\_\_\_  
Print Owner name Owner



Reconvened Annual  
Members' Meeting Minutes  
February 28, 2019  
Covenant Life Presbyterian  
Church  
8490 McIntosh Rd.  
Sarasota, Fl. 34238  
6pm

**Call to order:** Joe Gianino, President, called the meeting to order at 6:05 pm.

**Determination of Quorum:** Joe Gianino, President, called the meeting to order with 161 proxies (needed 145 proxies).

**Proof of Notice:** Joe Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes as well as a mailing to all members as required by Fl statute.

**Approval of Minutes: All Member's Meeting, January 30, 2018 and All Members' Meeting, December 17, 2018:** Jack Harris made a motion (**Motion #1**) to accept the Annual Members' Meeting minutes from January 30, 2018. Gary Rogier seconded and the motion passed unanimously. Carol Kilmartin made the motion (**Motion #2**) to accept the Minutes from the All Members Meeting from December 17, 2018. Phillis Pacillo seconded and the motion passed unanimously.

**Introduction of Guests:**

Bill Sutton from Progressive Community Management (PCM) gave an update and explanation of the Management Company's role.

Rod Pearson from Westcoast Landscape introduced his company and answered questions.

**Reports:**

Karen Domaratzki, Treasurer, gave a presentation on the budget and financials. She gave an update on the Financial Report from 2018 and a breakdown of the 2019 monthly fee and budget. She followed with an explanation on the three components of our budget: 1. Operating, 2. Contingency or Building Remediation and 3. Reserves. These reports will be available in the website. Her message emphasized the limited availability of resources of money and staff time, the fixed use of the budget which means costs that need to be paid are 66% of the budget. The rest of the budget, around 34% is used for maintenance and unexpected repairs. She also mentioned the problem of owner delinquency: owners not paying their dues and owners who are not paying their water bills. She then went into more detail on the three components of the budget.

1. Operating: there is a \$61,000 deficit, since expenses were more than budgeted. The present Board and Management almost broke even, except for some unexpected costs that the Association had to absorb.
2. Building Remediation Project: the first phase was completed by Elias Brothers and included five buildings. The second phase is in progress and will include nine buildings.
3. Reserves: Include Vintage Grand's capital assets and replacement, not repairs. There is \$1,758,415 in total in the Reserves.

Dave Carter, Vice President, discussed the present accomplishments. He discussed the fixed costs and ways to improve these. He also mentioned the present main suppliers which are: PCM, Westcoast, Serv Pro, plumbing and electrical and security (Signal 88).

He went on to describe the current progress and enhancements: Picnic area gazebos, signs, clean dock, tree trimming, dryer vents, painting, pressure wash, hot water tanks age recorded, fire horns/smoke detectors, savings in the staff (from seven staff members, they went to four), fining process, file storage, newsletter, new website.

He then explained the challenges ahead: Operating with a tight budget, reduced staff, trash and recycling, irrigation system, roof water intrusion, outside water drainage, AC damage and mold problems, vandals and intruders, short term rentals, and water meters and nonpayment of water bills.

Dave Carter finalized his report by introducing some of the plans for 2019:

- Fire safety/ inspection of detection system
- Balcony/lanai clutter
- Water heaters
- Ground maintenance
- Tree trimming
- Fountains
- Irrigation system
- Bike storage
- Trash/recycling
- Water bills
- Website
- Parking passes
- Documents update
- Building remediation project
- Written procedures
- Owner damages/claims

**Building Remediation Project:** The newsletters have been tracking the progress of the project. Elias Brothers remediated five buildings (4,17,19,22,28) under the first phase. The second phase which is being done by RL James, will include nine buildings (10, 14,20,21,23,24,25,26,27). All twenty eight buildings will be improved and upgraded by the end of the project.

There was discussion and an update on the Insurance Settlement and the lawsuit against the Developer. So far, everything is still in motion and there should be developments in 2019.

The meeting ended with a section devoted to Owner's Questions and Answers.

**Meeting Adjourned:** Jackie Vizzi made the motion (**Motion# 3**) to adjourn the meeting. Phyllis Pacillo seconded and the motion passed unanimously. Meeting ended at 8:20 pm.

Minutes prepared by Jackie Vizzi



Special Members Meeting  
Minutes  
December 10, 2019  
4012 Crockers Lake Blvd.,  
Sarasota, FL 34238  
10:00 a.m.

**Determination of Quorum:** Karen Domaratzki reported that a total of 202 members were present in person or via proxy, so the quorum requirement to convene the meeting had been met. She also noted that three board directors and about eleven other Association members were physically present in the meeting room.

**Assign Chairperson:** Karen Domaratzki volunteered to chair the meeting

**Call to order:** Karen Domaratzki called the meeting to order at 10:00 a.m.

**Proof of Notice:** Karen Domaratzki reported that the meeting notice was either mailed or emailed to all owners and posted at the clubhouse and on the Association's web site on November 19, 2019, meeting all Florida Statute requirements.

**Approval of Minutes:** Copies of meeting minutes that could have been approved at this meeting were not available, so no action was taken.

**Results of Member Votes:**

Karen Domaratzki reported the following member voting results for the three measures that were on the agenda for this meeting:

1. **2020 Funding of Reserves:** 170 voted for 55% funding of reserves; 32 voted for full funding. **55% funding of reserves passed.**
2. **Carryover of Any 2019 Budget Surplus or Deficit in Operating Accounts to 2020:** 191 voted in favor of carryover; 4 voted no. **Carryover measure passed.**
3. **Permitting Cross Utilization of Reserves in 2020:** 174 voted in favor of permitting cross utilization; 20 voted no. **Cross Utilization measure passed.**

There was a brief discussion) about capital reserves funding including when the Association might commission an updated capital reserves study (the last study was performed by Delta Engineering in 2015) and whether it would be appropriate for the Association to move to a "pooled assets" method of determining reserves funding levels in the future. Karen reported that these ideas are on the Board's radar screen and might be brought forward for action within the next year or two depending on the progress of the building remediation project, the potential insurance claim settlement in mid-2020 and the level of owner interest in obtaining a construction loan to accelerate the completion of the building remediation project

**Meeting Adjourned:** Don Sheehy made the motion to adjourn the meeting. It was seconded by Adele Emanuel-Logan and passed unanimously. The meeting was officially adjourned at 10:15 a.m.

Minutes prepared by Dave Carter

## LOG ON INSTRUCTIONS for Vintage Grand Condominium

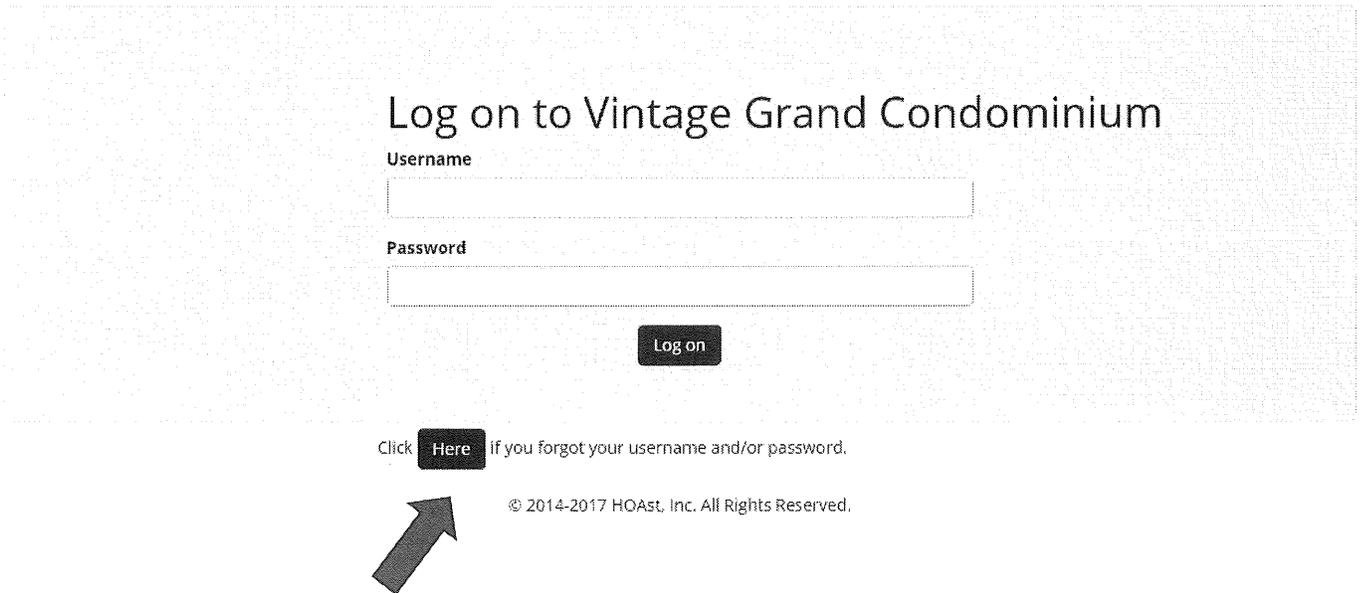
(First time users and those that forgot their credentials)

1. Go to: [vintagegrand.myhoast.com](http://vintagegrand.myhoast.com) (do not enter “www”)
2. Select “Log on” at the top right or bottom center

This is the correct website: <https://vintagegrand.myhoast.com>

 myHOast

Log on Help 



Log on to Vintage Grand Condominium

Username

Password

Log on

Click [Here](#) if you forgot your username and/or password.

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3. Select the “Here” button (see arrow above)
4. Fill out the form, check the box at the bottom, and select “Submit.” If you receive an error (match does not occur), try again or select “Contact Admin.”
5. A temporary username and password will be emailed to you.

# VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.

## Authorization and Consent for Notice by Email and for Inclusion of Email in Community Directory

I/We, the undersigned, are all the record owners of a unit in Vintage Grand Condominium, operated by VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC. (herein, "Association"), or are members of Association. The purpose of this form is: (i) to provide written consent to Association to send us/me notice by email and/or (ii) to allow our email addresses to be published in the Association's Community Directory (if any).

I/We understand that § 718.112(2)(d)6., Fla. Stat., provides that notice of Association's meetings is required to be given to me and that I may consent, in writing, to receive such notice by electronic transmission (i.e., email).

By checking this box, I/we hereby provide our written consent to Association to provide notice of board, membership and committee meetings, and other such notices as allowed by Florida Statute, to us by electronic transmission in lieu of other forms of notice, consistent with the requirements of § 718.112(2)(d)6, Fla. Stat., at the email address(es) listed below.

Furthermore, I/We understand that beginning on July 1, 2014, § 718.111(12)(b)5., Fla. Stat., will allow the Association to disclose with my permission my electronic mailing address to other unit owners, including as published within the Association Community or Membership Directory.

By checking this box, I/we hereby provide our written consent to Association to include our email addresses listed below in the Association Community or Membership Directory, and for other such disclosures as set forth in § 718.111(12)(b)5., Fla. Stat. I/We hereby covenant and agree to release, indemnify and hold harmless and to assert no claim against Association, its officers, directors, managers, agents or employees in connection with Association's release and/or publication of our electronic mailing addresses.

The above written consents are effective until each or both are revoked in writing. If we do not consent to the release of information, the Association Community Directory will only include our name, unit designation, mailing address, property address and telephone numbers (unless a written request to exclude said telephone numbers is received by Association).

My Unit Address: _____
Email Address #1 _____ Email Address #2: _____

**ALL record Unit Owners must sign below:**

Sign: \_\_\_\_\_ Sign: \_\_\_\_\_

Print: \_\_\_\_\_ Print: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**Please return this form to Association within 30 days. Otherwise, your information in the Association Community Directory may be affected. Thank you.**



## 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](mailto: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 2<sup>nd</sup> 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:

<b>President</b>	Dave Carter	dwcvg18@gmail.com
<b>Vice President &amp; Treasurer</b>	Karen Domaratzki	Karen_vgboard@aol.com
<b>Secretary</b>	Jackie Vizzi	jvdirectorvg@gmail.com
<b>Director</b>	Joseph Gianino	gianinojosephr@gmail.com
<b>Director</b>	Joe Joseph	Jsting56@gmail.com
<b>Association Manager</b>	Glenn Aitelli	<u>Request Form to Vintage Grand Office</u>
<b>Vintage Grand Website</b>	<a href="https://vintagegrand.org">https://vintagegrand.org</a>	Password to Owner section: PalmTree40
<b>Vintage Grand office</b>		941-923-7380
<b>Vintage Grand: After Hours Emergencies</b>		941-923-7380 and follow the prompts to leave a message.
<b>Signal 88 Security</b>		941-217-7300
<b>PCM, our Community Association Management company</b>	For address changes, to request account statements and coupon books mid-year	<a href="http://pcmfla.com/progressive/outside_home.asp#">http://pcmfla.com/progressive/outside_home.asp#</a> then select Homeowner Services and the desired service



*Happy Holidays and Best Wishes for the New Year*