



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

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.

*Approved
at the
Annual
members
meeting
Jan. 27, 2020
J. Vizzi
(Secretary)*

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