



## VINTAGE GRAND CONDOMINIUM ASSOCIATION 2020 NEWSLETTER #3

### **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.

### **Key Goals and Priorities for 2020**

1. Continuous progress on the remediation of buildings
2. Continued 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:**

- Schedule and Status Information:
  - Detailed schedule and status information for the buildings that are currently in progress is posted on the Owners' page of the Vintage Grand website at <https://vintagegrand.org/building-restoration-project/>
- Overall Progress:
  - R. L. James' work on building 5 is now substantially complete. New gutters and downspouts have been installed and the Association will be completing other required post-remediation work over the next several weeks.
  - R. L. James' work on building 23 is about 40% complete and is progressing on schedule. The target completion date for that building is June 30, 2020.
  - Stucco demolition work on building 21 is now scheduled to start during the week of May 4.
  - Building 20 is also scheduled to be remediated in 2020, bringing the total number of buildings completed to fifteen (15) of the twenty-eight (28) residential buildings in the complex.
  - R. L. James has confirmed that they expect to be able to continue work on our project despite government restrictions that have been imposed due to the COVID-19 pandemic. The State of Florida has classified open air construction to be an "essential business" that may continue to operate during the state's "safer at home" order. The same is true of the manufacturing operations of key material suppliers for the project including our Florida-based window supplier, PGT Industries.

- Actual vs. Estimated Costs for Completed Work:  
Through March of 2020, the accumulated actual costs of work completed under R. L. James contract continue to track about 3% over the initial cost estimates, 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:
  - To date, the Board has not tapped into capital reserves to pay any 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 July 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.
  - R. L. James has furnished bid estimate data for the thirteen (13) remaining residential buildings that will need to be remediated after December 31, 2020 to complete the project. This data is being analyzed and summarized in a format to support development of alternative financing scenarios for the remainder of the project.
  - As was reported at the January 27, 2020 Annual Membership Meeting, one of the scenarios that the Board is examining is obtaining a construction loan to accelerate completion of the remainder of the project. If the Board determines that it will be feasible to arrange such a loan, a formal proposal will be presented to owners for a vote in June or July of 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.

**Status of Legal Proceedings:**

- Building Collapse Claim Against Association Insurance Carriers (Consortium lead by Lloyds of London):  
Preparations for the planned upcoming arbitration hearing on the Association’s building collapse claim have been significantly delayed due to the need to find replacements for two members of the arbitration panel and difficulties in scheduling depositions of key personnel due to the COVID-19 pandemic emergency. Given the current status of the COVID-19 pandemic in New York, it is virtually impossible to predict when we will be able to complete the arbitration hearings which were originally scheduled to take place in New York in mid-July. The two sides have been attempting to negotiate a settlement that would obviate the need for an arbitration hearing. However, that process is also moving awfully slow, and the latest settlement offers of the two sides are far apart.

**2. Grounds and Common Elements Update**

**Services during Pandemic**

- Community Association Management is deemed an essential business in the state of Florida and the Vintage Grand staff of 4 continue to be employed and on-site. The office is closed for drop-in services, with interactions being conducted by email, phone, and document drop-off.
- Landscaping, security services, and pool maintenance are also deemed essential businesses, and our vendors continue to provide these contracted services to us. As noted in the earlier section, open air construction also continues as an essential service.
- We will avoid all non-emergency maintenance work inside of units and note too that most vendors have curtailed repair services inside units.

- The gym, spa, and pools were closed in March as communicated via e-blasts and will remain closed until Government or Public Health departments advise otherwise.
- During the state of emergency all board and committee meetings (eg Fines Committee) are postponed.

#### **Grounds & Common Elements Update**

- Our maintenance staff have been busy on projects around the property. Over the past weeks they have:
  - Completed the painting of all curbs, including the entry curbs, and speed bumps
  - Jetted out the car wash drain
  - Pressure washed the clubhouse entry and the decks at both pools
  - Sanitized the lounge chairs at both pools
  - Repaired the lock on the front pool
  - Undertook a complete cleaning and sanitizing of the work-out room
  - Trimmed the traveller palms at the entry
  - Cleaned the air conditioning drain lines for every unit
- Work completed by vendors during this time include:
  - Quarterly property-wide tree trimming plus the removal and planting of 5 new trees in the complex entry
  - Pressure washing of the 13 buildings which will be remediated in 2021 and beyond
  - Replacement of the pump for the back pool.

#### **Balconies and Lanais – Easing of Restrictions on Certain Items**

- At the March 16 Board meeting motions were approved waiving enforcement of fines for certain decorative items on lanais and balconies until further Board or membership decision.
- Specifically, neutral color blinds or shades which are the full width of the balcony/lanai and up to two decorative items on walls (but not on ceilings), to be attached only by removable adhesive hooks, will not incur fines.
- Furthermore, the fines for these two specific types of violations which were approved and sent to the Fining Committee at the February 14 Board meeting were cancelled.
- Please note that strings of lights, wind chimes, and other forms of decor will continue to be fined as violations.
- As currently written our Association documents do not permit any decorative items on balconies/lanais, and this narrow interim change was made to allow a more homey, but tasteful, environment.

### **3. Proficient & Professional Management of the Association**

#### **Member Assessments during Pandemic**

- Several owners have written to the Board inquiring about any changes to assessments during the pandemic period.
- As you have read earlier in this newsletter, the building remediation work has not stopped, as open air construction is considered an essential business in Florida and is permitted to continue. The Association would suffer economic penalties under our contract with RL James and their subcontract with the window manufacturer (PGT) if the Association were to suspend or terminate work at this

point in order to temporarily reduce HOA assessments. We are also concerned that, if we were to suspend work now, we may find it difficult to restaff the project when we are ready to proceed again. A high level of construction activity is still continuing throughout Florida and qualified carpentry labor is becoming increasingly scarce.

- Furthermore, if we were to halt this work, we would be in violation of the Sarasota County order to repair our wood frame buildings.
- As outlined earlier, the ongoing staffing and maintenance of the property and common elements also continues during this time. Association staff, landscape, pool maintenance, security services, insurance, management and accounting services with PCM, are all required services and these invoices must be paid. Hurricane season is looming and this invariably results in emergency repairs to roofs and drywall.
- At this point, our intention is to continue the current level of assessments in order to maintain sufficient cash balances to meet the Association’s contractual commitments. Property ownership comes with responsibilities, and even more so in a condominium association where each of us bears a responsibility to the other members to carry our share of the expenses.

**2018 Audited Financial Statements**

- The Association’s 2018 Audited Financial Statements were received in March and approved by the Board at the March 16 Board meeting.
- They have been posted to the Owners section of the website and can be viewed at: [2018 Audited Financial Statements](#)
- The new audit firm appointed for 2019 has requested various financial records from us and are beginning the necessary work to prepare the 2019 audit.

**Financial Update**

- The January 2020 financial report was presented and approved at the March 16 Board of Directors meeting, and is posted to the website at: [January 2020 Financials](#)
- Our January expenses came in \$25,900 under budget. In particular, expenses for drywall repair, building maintenance, and roof repairs were collectively \$17,000 under budget, similar to what was seen in December. This in part reflects the skills of our new maintenance staff, who are able to make drywall repairs that were previously outsourced to vendors. This is a tremendous saving to the Association, and we are expecting this to continue through 2020.
- January expenses include invoices paid in January for work performed in December, and with December generally a less active month for scheduled repairs it is not unusual to see low expenses in January. This budget surplus bodes well for our goal of having a break-even or better performance of our operating budget in 2020. We were off to a good start.
- Financial reports for February and March have been received but not yet ratified at a Board meeting. A budget surplus was recorded at the end of March on a year-to-date basis.

**4. Two-Way Communication with Owners**

All newsletters are posted on the website in the Owners section, for handy reference.

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	<a href="#">Request Form to Vintage Grand Office</a>
<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