



VINTAGE GRAND CONDOMINIUM ASSOCIATION 2020 NEWSLETTER #5

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/>
 - For information on What to Expect when your building is being remediated, please refer to [this link](#)
- Overall Progress
 - R. L. James has substantially completed its work on buildings 5 and 23 except for some remaining interior drywall repairs and exterior "punch-list" items on building 23. The Association has completed most of its post-remediation work on building 5 and will be addressing the key post-remediation requirements for building 23 over the next several weeks (new drainage system, new gutters, irrigation system repairs, exterior termite prevention treatment and new plantings).
 - R. L. James' work on building 21 is about 70% complete and is progressing on schedule.
 - R. L. James will start work on Building 20 this week.
 - By the end of 2020, we will have completed fifteen (15) of the twenty-eight (28) residential buildings in the complex (54% completion of the entire project).
- Actual vs. Estimated Costs for Completed Work:

Through June of 2020, the accumulated cost of work completed under R. L. James contract exceeded the initial contract cost estimates by about 3.5%. Spending on balcony support structures, breezeway arches and attic repairs has significantly exceeded the original cost estimates but that has been offset by underspending on wood frame repairs behind the stucco walls.

- Project Financing:
 - To date, the Board has not tapped into capital reserves to pay any remediation project expenses. Current cash flow projections indicate that we will begin using capital reserves in July or August of 2020 and the accumulated borrowing from reserves will build up to approximately \$290,000 by early 2021, if there has been no inflow of funds from our building collapse claim against the Lloyds of London consortium by that time.
 - The Association and R. L. James have agreed on pricing that would be incorporated into a contract extension to complete the remaining thirteen (13) residential buildings under several alternative work scheduling and project financing scenarios.
 - Due to the current economic downturn and concerns about the impact of the COVID-19 pandemic on Association finances, we have determined that it will not be feasible to have a construction loan in place by early 2021. Our focus now is determining the parameters of potential construction loan that might be put in place in early 2022.
 - As we reported in our last newsletter, owners will be polled in the August to September timeframe to determine their level of support for obtaining a construction loan to accelerate completion of the project versus continuing to self-fund the project

Status of Legal Proceedings:

- Building Collapse Insurance Claim: Our attorney has selected a replacement for our original representative on the arbitration team who resigned three months ago. That person and the arbitrator selected by the Lloyds of London insurance consortium now need to select a third “neutral” arbitrator, since that individual also resigned from the case several months ago due to a conflict of interest. Once a full arbitration team has been reassembled, their first order of business will be to reschedule the arbitration hearings in New York City. Those hearings will probably take place sometime in early 2021.
The two sides have been exchanging settlement offers over the past several weeks but are not close to agreeing on a settlement amount. Our attorney will continue those negotiations in parallel with his work to prepare for the arbitration hearings.
- Hurricane Irma Roof Damage Insurance Claim: While the building roofs were not within the scope of the original building remediation project, we are experiencing frequent roof leak problems during heavy rains and plan to replace all of the roofs shortly after that project has been completed. In late May we became aware of an opportunity to potentially obtain funding for roof replacements by filing an insurance claim for damage caused by Hurricane Irma in September of 2017. We filed that claim on July 10 and have signed a contingency retainer agreement with the Merlin Law Group of Tampa, Florida, to represent the Association in its effort to obtain a fair recovery on that claim. The roofing company SFR Services, LLC, will be supporting Merlin Law Group with technical services related to the claim. This process is just starting, and it will be several months before we know whether the insurance company will be accepting or challenging our claim.

2. Grounds and Common Elements Update

Grounds & Common Elements Improvements

- Our maintenance staff and vendors have been busy on projects around the property. Over the past weeks they have completed:
 - Fire safety system improvements, including moving the fire strobe from the interior wall to an exterior wall in buildings 25 and 27.

- Electrical repairs, including repairs and replacement of main breakers and circuit breakers around the property
- Repair to the trash compactor to enable consistent reliable availability
- Irrigation system clocks and valve replaced at various spots
- 4 dead trees were removed and beautification planting continued around the front fountain
- Crushed downspouts on buildings 15 – 28 were repaired
- The south gate at the front pool was adjusted and rehung
- Potholes at the entry were repaired
- Photocells for the lighting system were replaced on buildings 16 and 22.

Building 23 Drainage System Improvements

- At the June 23 Board meeting the Board evaluated bids of three vendors to improve the drainage system at building 23. One vendor was selected and the Association Manager began work to finalize a \$6,500 contract for this project, which will be completed within the next two weeks.

Balconies and Lanais – Update

- Thank you to everyone who provided input to the proposed amendments to our regulations regarding balconies and lanais.
- We have prepared a summary list of Do's and Don'ts based on current documents and Board motions that is available on our website [at this link](#)
- Regarding picture hooks: After some research and experimentation, our CAM has determined that 3M Command brand hooks with damage free hanging, small or large size, will adhere to our stucco balcony and lanai walls and can be removed without damage to the surface. One must clean the painted surface with alcohol first, then let the hook set for an hour before hanging an object. Links to Amazon and Lowes for these inexpensive hooks are:
- [Small Command Hooks](#) - Holds up to 0.5 lb.
- [Large Command Hooks](#) – Holds up to 3lbs

Draft Rules and Regulations – Use of Common Areas and Association Property, Use of Amenities

- We hope everyone reviewed the eblast/ mailing of July 14, 2020 containing draft Rules and Regulations regarding the use of common areas and association property, and the use of amenities (Sections A and B). Those two sections of the document were approved to be sent to owners for input by the Board at its July 10 meeting, and we are now seeking owner comments and suggested changes.
- Several owners have provided their thoughts and we thank you for this. Please provide comments or suggested changes for Sections A and B to Dave Carter at dwcvg18@gmail.com by Wednesday August 5.
- The draft document can be viewed at [this link](#).

Owner Insurance of their Units

- At Vintage Grand there is currently no requirement that owners purchase condominium insurance. These policies cover liability insurance, personal property, and the structural elements of the unit which are owned by the unit owner. They may also cover hurricane damage.
- In the past month we have had two incidents of water damage to units, impacting three units. None of the three owners carry insurance for their unit. Under our Owner Property Damage Response Guidelines it is the Association who swiftly calls in a licensed water damage remediation company, but the cost of damage repair to some elements of the unit is the responsibility of the unit owner, not the Association.

- When owners do not have insurance coverage for potential casualty events in their units, the Association often incurs administrative costs and delays when attempting to seek compensation for the emergency response and damage mitigation work that it performs on the owner's behalf. Other affected owners also encounter difficulties and delays in obtaining compensation for damage within their units.

3. Proficient & Professional Management of the Association

New Webpage for Renters

- As announced in the June President's Letter, we have created a webpage for renters containing key information about life at Vintage Grand. This was launched in the first week of July, and each unit with a registered lease received a flyer and refrigerator magnet with the url and password delivered to their door. Bulletins were also posted around the property to promote the new website and information therein.
- We are hopeful that this communication platform and information sharing will provide renters with a better framework for conducting themselves at Vintage Grand and reduce unnecessary visits and calls to the office.
- The page is located at <https://vintagegrand.org/renters/> and contains 15 documents, some newly created by Board members for this purpose. The password to the page is BrownZebra.

New Documents on Owner Webpages

- We found that several of the documents prepared and updated for the Renters webpage contain useful information for owners, and these have been posted to the secure Owner's Webpages.
- What to Expect when your building is under construction: [Click Here](#)
- Balcony and Lanais Do's and Don'ts: [Click Here](#)
- Hurricanes and Evacuation: [Click here](#)

Financial Update

- The May 2020 financial report was presented and approved at the July 10 Board of Directors meeting, and is posted to the website at: [Click Here](#)
- Looking at our May Operating budget, results were as follows:
 - The Building Maintenance category was \$16,300 under budget as we had no roof repairs, and both building maintenance and drywall maintenance were less than half the budgeted amounts. Fire safety, another area where expenses spike from time to time, came in significantly under budget. Overall, emergency repairs are down significantly, planned initiatives that cost money are down, and our maintenance staff were able to perform several maintenance items without the Association incurring the cost of outside vendors.
 - Grounds maintenance was as expected, as were Common Elements and Utilities.
 - The Administration category was \$7,600 under budget as fees for professional service – eg attorneys and accountants, were under budget. The staffing, printing, and misc admin account were also significantly under budget.
 - Overall expenses for the month were \$27,000 under budget and on a year-to-date basis are \$45,400 under budget. This is a much stronger financial position than we were in at this time in 2019 and 2018. But we can't get too confident, as we are only 5 months into the year and in June our insurance renewal with increased premiums began.
- Turning to the Balance Sheet, our accounts receivable increased by \$8,000 from April month-end, to \$197,000. This includes assessments, overdue interest and fees, and fines. 44% of this is due from 1 owner. There are 7 owners who owe \$4,000 or more. It is disturbing that unpaid assessments are

creeping up each month. We are following diligently with owners in an effort to have all amounts owing paid to us.

- Our reserves exceed \$2 million, and \$1.7 million sits in interest bearing instruments. However with interest rates having dropped we are earning less interest income than planned.

4. Two-Way Communication with Owners

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

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