



**Board Meeting Minutes**  
**August 10, 2020**  
**4012 Crocker's Lake Blvd.,**  
**Sarasota, Fl. 34238**  
**7 pm**

**Determination of Quorum:** Present in person were: Secretary Jackie Vizzi, Director Joseph Gianino. Present via telephone were President Dave Carter, Vice-president/ Treasurer Karen Domaratzki and Director Joe Joseph. Glenn Aitelli, Association Manager, was also present.

**Call to order:** President Dave Carter called the meeting to order at 7 pm.

**Proof of Notice:** President Dave Carter acknowledged that the notice was posted at the clubhouse and website according to Florida Statutes.

**Approval of Minutes, July 23, 2020:** Jackie Vizzi made a motion (**Motion #1**) to approve the Board Meeting Minutes from July 23, 2020. This motion was seconded by Karen Domaratzki and was approved unanimously.

**President Report:**

- Dave Carter discussed the building remediation project. Everything is going according to plan: building 21 should be finished by mid-September, building 20 should be started by then.
- On the Building Collapse Insurance claim, there is still a missing arbitrator to be identified thus there is no hearing date assigned. The hearing should be scheduled for January 2021.
- On the Hurricane Irma Damage Insurance claim, the information is still to be collected. The insurance inspector and engineer have been looking at the roofs in Vintage Grand.

**Treasurer Report:**

Karen Domaratzki gave an update on the June financials. The Operating budget results were very positive. The Building maintenance continues to track underbudget, with \$25,000 underbudget since there were no significant roof repairs or fire safety expenses. The dry drywall maintenance and building maintenance were about half the budgeted amounts. The water meter replacement has begun and \$2000 has been spent. There was a large attorney's bill but it should be reimbursed by the owner who we took the legal action against. June ended with expenses \$15,000 under budget and on a year to date basis, the expenses are \$60,500 under budget.

Turning to the Balance Sheet, our accounts receivable increased by \$12,000 from May month-end, to \$209,000. This includes assessments, overdue interest and fees, and fines. \$87,000 of this, or 42%, is due from one owner. We will see at most \$2,000 of this when the bank foreclosure settles. We have sufficient allowance for doubtful accounts to fund this bad debt. Looking at the other overdue accounts -- Subsequent to June 30 we were paid the \$20,000 in overdue assessments from our second largest overdue account as this unit was sold. Another owner with an overdue balance of \$5,000 in assessments and \$3,000 in unpaid water has a sales contract lined up and we will be paid from the proceeds of that sale in the next month. A third owner, with overdue assessments of over \$3,000, also repaid us last week. \$32,000 in cash coming in from these 3 alone. We have 24 units which are now with our Collections attorney as they are over 90 days past due. Letters demanding repayment have or are in the process of being sent to all of these. Of the 24 units half

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Approved  
Jackie Vizzi  
(Secretary)*

are owner-occupied and half are owned by investors. Our overall percentage of owner-occupied units here at VG is only about 20% yet 50% of our seriously overdue accounts are owned by resident owners.

The rebuilding fund will be needing to borrow from the reserves bank account soon. Karen Domaratzki made a motion (**Motion #2**) that the June financials reports be ratified as presented. Dave Carter seconded and the motion passed unanimously.

**Manager's Report:** Glenn Aitelli announced that on July there were 9 purchases and 6 leases. The sidewalk by building 18 was replaced. The hot water heaters in buildings 1,2,3 and 10 have been checked and notices have been sent to those owners who have old heaters. There was a repair of a circuit breaker in the second pool. The water valve in building 20 was broken and replaced but the street valve needs to be replaced which means cutting through the blacktop outside the building. The water meters in Buildings 1,2,3 and 4 were checked. 36 meters were bought and will be delivered soon.

**Owner Poll:** Dave Carter made a motion (**Motion #3**) to have a final approval pending questions and comments, and to submit the Poll of Owners between August 15 to September 30. Karen Domaratzki seconded and motion passed unanimously.

**New Irrigation Contract:** Glenn Aitelli presented the finalized contract with Hostetler Irrigation and Lightning where they agreed to do a written report every month. Dave Carter made a motion to approve the contract with Hostetler and to start using their services by October first (**Motion #4**). Joe Joseph seconded and motion passed unanimously.

#### **Rules and Regulations:**

1. Use of Common Areas and Association Property. Use of Amenities, second draft review. Dave Carter presented a second draft review and explained some of the changes. He made a motion (**Motion #5**) to approve Sections A and B of the 8/7/2020 draft rules and regulations. Joe Joseph seconded and the motion passed unanimously.
2. Disposal of Trash and Debris, Possession and Control of Pets, Other Rules, first draft review. Dave Carter made a motion (**Motion #6**) to tentatively approve Sections D, E and F of the draft, after removing item F.6 (regarding hurricane preparations) and send those sections to owners and ask them to provide any comments and suggested changes by August 31, 2020. Joe Joseph seconded and motion passed unanimously.

#### **Fines:**

Joe Joseph made the motion to send the new fines (Violations List #21) to the Fining Committee (**Motion #7**). Dave Carter seconded and motion passed unanimously.

#### **2021 Budget Development:**

Karen Domaratzki presented and the discussed the draft for the Operating Budget 2021. She led the discussion on the different initiatives to be budgeted with a total of \$57,458. There was discussion on the possible changes to the new revenue for 2021, totaling \$19,400. There was discussion on the increments of expenses for the 2021 budget which included increases in insurance, camera monitoring, irrigation, water meters plus others. She will work on finalizing the budget once all the information is in. Joseph Gianino left the meeting at 7:56 pm.

**Adjournment:** Dave Carter made the motion (**Motion #8**) to adjourn the meeting. Jackie Vizzi seconded and the motion was approved unanimously. The meeting ended at 8:29 pm.

Minutes prepared by Jackie Vizzi.