



## VINTAGE GRAND CONDOMINIUM ASSOCIATION 2020 NEWSLETTER #6

### 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/>
  - Owners in Building 20 may wish to read this bulletin on **What to Expect** when your building is being remediated: see [this link](#)
- Overall Progress:
  - R. L. James has completed its work on buildings 5 and 23. The Association has completed its post-remediation work on building 5 and a portion of the post remediation work on building 23. The items that still require attention on building 23 are some irrigation system repairs, exterior termite prevention treatment and new plantings.
  - R. L. James' work on buildings 21 and 20 is progressing on schedule. Building 21 is approximately 90% complete and Building 20 is approximately 15% complete.
  - 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 July 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 September or October of 2020 and the accumulated borrowing from reserves will build up to

approximately \$260,000 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.

- Due to current economic conditions related to the COVID-19 pandemic, the Board has concluded that it will not be feasible to obtain a construction loan in 2021 to finance an accelerated project schedule. We therefore will continue to self-finance the project in 2021.
- The Association and R. L. James are currently negotiating a contract extension to cover three buildings in 2021 with an option to add a fourth building to the 2021 work plan, depending on the outcome of our building collapse insurance claim with the Lloyds of London consortium.
- Owners are currently being polled to determine their level of support for various funding scenarios, including obtaining a construction loan starting in January of 2022.

#### **Status of Legal Proceedings:**

- Building Collapse Insurance Claim: A neutral arbitrator has now been named to replace the individual who resigned several months ago due to conflict of interest issues. The full arbitration team will be meeting soon to establish a schedule for the arbitration hearings in New York City. Those hearings will probably take place sometime in early 2021. Our attorney is also continuing to pursue a negotiated settlement that would obviate the need for the formal arbitration proceedings.
- Hurricane Irma Roof Damage Insurance Claim: The Association filed an insurance claim on July 10, 2020 regarding roof damage that we believe was caused by Hurricane Irma in 2017. The insurance carriers have acknowledged receipt of that claim and have started an investigation. On-site inspections were performed in mid-August by an engineering firm hired by the insurance carriers. Within the next two months we should know whether the insurance carriers 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:
  - Property-wide trimming of bushes and hedges
  - Flowers beds replanted/renewed with annuals at both entries and at the front on Sarasota Square Blvd.
  - 3 days of roof inspections for the filing of our hurricane Irma roof damage insurance claim
  - Electrical issues at the back pool, trash compactor, and the workshop were investigated and repaired.
  - AC drain lines for every unit were cleaned for the second time this year
  - Repairs to 3 breaks in the irrigation system
  - Repairs to the sidewalk behind building 18
  - Replaced basketball net and cable on gym equipment
  - Annual fire hydrant inspection completed
  - Drywall repairs to 2 units, caused by water intrusion
  - Jetted out drains at car wash

#### **Landscaping and Irrigation**

- Westcoast Landscape and Lawns has been the Association's landscaping and irrigation system maintenance provider for almost 2 years. Performance has been uneven, and a number of owners have shared their views on the condition of the property during that time.
- Earlier this year, at Vintage Grand's request, we were assigned a new manager responsible for the week-to-week fulfillment of the contractual obligations. The care and condition of the lawn, shrubs,

and trees has improved since the arrival of this person and his attention to detail....and the very rainy weather has helped too!

- The Board and management have determined that it would be best to hire a dedicated irrigation company and remove responsibility for the irrigation system from WestCoast. After researching, meeting with, and reviewing references, a decision was made to hire Hostetler Irrigation effective October 1. WestCoast will continue to provide lawn and greenery maintenance and new plantings.

#### **Buildings 23 and 21 Drainage System Improvements**

- The drainage system improvements at Building 23 were completed in August at a cost of \$6,500.
- At the Sept 3 Board meeting the Board evaluated bids of vendors to improve the drainage system at the rear of building 21. The vendor which repaired the drainage at building 23 was selected for this new project, with a bid of \$5,500. It will be completed within the next month.

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

#### **Owner Poll**

- The Board created an Owner Poll to prioritize the topics that matter to owners and require action. The Poll is open from August 15 to September 30. Full details, including how to vote, were sent in an August President's Letter, and are available [here](#)
- To date 102 owners have responded, and we thank them. If you have not done so, **PLEASE TAKE A FEW MINUTES TO REVIEW THE MATERIAL AND VOTE**. If you own multiple units, kindly cast votes for each of your units, so we may have an accurate tally of unit owner support for the various initiatives.

#### **Water Heaters and Water Meters**

- We have been logging the ages of unit water heaters and have sent out letters to owners in the first half of the complex who have water heaters that are 10 years old. Water heaters can crack and leak as they exceed 10 years and this has been a significant source of water damage issues at Vintage Grand. At this point about 1/3 of the water heaters checked are over 10 years old.
- If you receive such a letter please do not delay in replacing your hot water tank, and also advise the office that you have done so.
- The water meter replacement project is underway and to date meters have been tested in 8 buildings. 70 of the 190 meters tested (37%) are not capturing and relaying water consumption and require replacement. We had some meters on hand to begin the replacement project, but there is currently a delay in receiving additional meters ordered as the factory scaled back production during the pandemic. We are moving forward with this initiative as quickly as we can, with a goal of completion across the complex by the end of 2020.

#### **Webpage for Renters**

- As announced in the June President's Letter, we created a webpage for renters containing key information about life at Vintage Grand. This was launched in the first week of July.
- This communication vehicle seems to be working, as the Sept 3 Board meeting saw the shortest list of violations that we had seen in over a year. There were 11 violations, relating to trash and balconies, with total fines of \$715.
- Walks around the property by Board and management have observed nice balcony and lanai solar blinds which are compliant with our rules. Strings of lights and other unpermitted balcony items have largely been removed. The trash and recycling areas are tidy.
- The tenant 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.

### Financial Update

- The June 2020 financial report was ratified at the August 10 Board meeting and the July report was ratified at the September 3 meeting. They are posted to the website at [June](#) and [July](#).
- Looking at our June Operating budget, results were as follows:
  - The Building Maintenance category continues to track significantly under budget. For June it was \$25,000 under budget as we had no roof repairs or fire safety expenses, and both building maintenance and drywall maintenance were about half the budgeted amounts.
  - We finished the month with expenses \$15,000 under budget and on a year-to-date basis our expenses are \$60,500 under budget.
- Unfortunately, the operating surplus was significantly reduced in July as expenses exceeded the monthly budget. Results were impacted by:
  - Roof repairs to 11 sections of roofing, totalling \$20,700. This was \$15,500 over the monthly budget amount for this line item. In addition, repairs to the fire safety system exceeded budget by \$2,100.
  - The water and sewage category also reported a budget shortfall. The monthly water bill from the County was \$3,200 higher than budgeted. The water recovery billing from owners was \$2,700 less than budgeted, and reflects the increasing number of faulty, underbilling meters that we are seeing and are in the process of rectifying. The sum total of this was a \$6,000 budget deficit for water utilities for July. On a year-to-date basis the water budget deficit is almost \$17,000. The meter initiative and its associated billing and collection are key requirements for our financial performance in 2020 and beyond.
  - The Administrative category was \$12,800 over budget for the month as our new insurance premium amount came into effect. Payroll was \$6,000 over budget due to there being 3 paydays in July.
  - Due to the factors just outlined, July operating expenses were \$28,000 over budget. On a year-to-date basis our expenses are now \$33,000 under budget. We are still in a good place from an expense management perspective, but there are still 5 months of 2020 to go.
- Turning to the Balance Sheet, our accounts receivable from owners increased by approx. \$11,000 per month in each of June and July and stood at \$220,600 at July month end. We have sent 24 units to the collections attorney for action, and began to see results from this in August, with over \$37,000 repaid. This represents about 16% of the overdue amounts owed.
- Much of the work for the 2019 audit has been completed and we expect to receive a draft audit report in the next 6 weeks.

## 4. Two-Way Communication with Owners

- The next Board meeting is scheduled for October 5 at 11 am. Approved minutes of past Board meetings are available on the Owners webpage for review.
- 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