



**Board Meeting Minutes  
October 5, 2020  
4012 Crocker's Lake Blvd.,  
Sarasota, Fl. 34238  
11am**

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 11am.

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

Approval of Minutes, September 3, 2020: Jackie Vizzi made a motion (Motion #1) to approve the Board Meeting Minutes from September 3, 2020, plus attachment #1. This motion was seconded by Joseph Gianino and was approved unanimously.

President Report:

- Dave Carter announced that Building 21 is almost finished. Building 20 is in progress with completion expected by mid-December. The windows came in.
- Hurricane Irma Roof Damage Insurance Claim: The relevant invoices have been submitted to the company.

Treasurer Report: Karen Domaratzki gave an update on the August financials. She made a motion (Motion #2) to ratify the August Financials as presented, and submit to the minutes as a report, to be posted as an attachment (see attachment #1, October 5, 2020). Dave Carter seconded the motion and it passed unanimously.

Manager's Report: Glenn Aitelli announced that on September there were 3 purchases and 5 leases. Irrigation pumps are being checked, dog stations were checked and two more stations have been added. Drain in Building 21 has been addressed. Trash compactor door has been fixed. Pool pump was repaired and alarms have been checked. On the water meters, Building 3 is next requiring 4 meters, Building 10 requires 16 meters. The tentative date to finish this project is planned for January 2021. There will be a detailed report on how to proceed with the old water heaters at the next Board meeting.

2021 Budget: Karen Domaratzki presented the budget 2021. She also included a summary of the budget's highlights and increases. She also presented different alternatives in the increase: funding the reserves at 55%, 65%, 75% and 100%. She made a motion (Motion #3) to accept the Budget as presented with a 65% funding (overall increase of 2.8%) to the Reserves. Joe Gianino seconded the motion. After some discussion, the motion passed unanimously.

*Approved  
November 10, 2020  
J. Vizzi  
(Secretary)*

Poll Results:

Dave Carter went over the 2020 Poll of Owners. Questions #4, #5 and #6 had a strong support. There was discussion on the poll results. Mr. Carter made a motion (Motion #4) that the table showing the final owner poll results that was reviewed today by the Board be included as an attachment to the minutes of today's meeting and that the results be communicated to owners in our next newsletter (attachment #2, October 5, 2020). Karen Domaratzki seconded the motion and it passed unanimously. Dave Carter will work with the attorney to draft a voting document for the owners.

Insurance Claim Settlement:

On September 23, 2020, the Board met with the attorney in a closed legal Board meeting to consider an offer to settle with the Insurance. Dave Carter made a motion (Motion #5) that the President be authorized to sign formal settlement and release agreements which will provide the Association net proceeds of \$900,000 as full settlement of our building collapse insurance claim. Joe Joseph seconded the motion and it passed unanimously. Dave Carter proceeded to make another motion (Motion #6) to deposit the net proceeds from the settlement of our building collapse insurance claim into the Contingency Account and contract with R.L. James to remediate a total of four buildings in 2021, specifically buildings 1,2,3, and 6. Joe Joseph seconded and the motion passed unanimously.

Water Valve Replacement-Building 20: Glen Aitelli gave a report on work to be done for on the water valve replacement to Building 20. He presented three proposals and bids, the lowest was by Defender. Joseph Gianino made a motion (Motion #7) to have Defender do the work. Dave Carter seconded and the motion passed unanimously.

Sidewalk replacement Buildings 23 and 24: The sidewalks for buildings 23-24 have been raised by tree roots. Other sidewalks that need repair are near Buildings 11 and 12. Rambo is the lowest bid for building 23 and 24, and will put a bid later, for buildings 11 and 12. Dave Carter made a motion (Motion #8) to award Rambo the contract to repair the sidewalk by buildings 23 and 24 at a cost of \$3800. Joe Joseph seconded and the motion passed unanimously.

Bicycle Storage: Glenn Aitelli gave an update on possible bike storage. One solution was a portable shed that fits four bikes at a cost of \$549. After some discussion, the Board decided to table the topic until further information is provided.

Fines: Karen Domaratzki made a motion (Motion #9) to refer the violations (List #23) to the Fining Committee for action. Joseph Gianino seconded and the motion passed unanimously.

Adjournment: Dave Carter made the motion (Motion #10) to adjourn the meeting. Jackie Vizzi seconded and the motion was approved unanimously. The meeting ended at 12:30 pm.

Minutes prepared by Jackie Vizzi.

attachment #1

Treasurer's Report: August 2020

Submitted by Karen Domaratzki, VP & Treasurer

In August, our operating expenses were under budget by \$27,000. All categories were under budget. On a year-to-date basis we are \$60,000 under budget in operating expenses. Glenn advises that this has been a year of fewer needed repairs than 2019.

Turning to the **Balance Sheet**, I've been reporting to you that our accounts receivable from owners have been steadily increasing since March. I'm pleased to share that in August our accounts receivable from owners decreased by \$37,000 and now stand roughly where they were in April. A couple of our owners with large overdue balances owners sold their properties and we were repaid from the sales proceeds. We are hopeful that the new owners will keep their accounts up to date. In other cases our new collections attorney has issued collection letters and been in discussion with owners and this has seen a good inflow of repayments. Some of this is reflected in August, but you'll see that September will have net repayments of another \$20,000. This is trending in the right direction. It appears that the vast majority of owners are not seriously financially impacted by covid-19.

These repayments, and our budget surplus, have been good news for our cash balances. At Aug 31 we had \$2.4 million in cash compared to \$2 million at the start of the year. We have a large payment to RL James coming up, but overall our cash balances are up and that is always good.

I move that the August financial report be ratified as presented, and submitted to the minutes as a report, posted as an attachment.

October 5, 2020  
Board Meeting

J. Vizzi (Secretary)

Attachment #2

## VINTAGE GRAND CONDOMINIUM ASSOCIATION 2020 POLL OF OWNERS (NON-BINDING)

Poll Questions	Pole Results	
(See background information in documents enclosed with August 11, 2020 President's Letter and available on the Vintage Grand website)		
#1: Would you support an amendment to our Declaration that would restrict future purchasers of Vintage Grand units from renting out their units on long term leases until such time as the percentage of units occupied on long term leases is below the current FHA mortgage lending criteria of 65% or less?	YES 54	NO 127
#2: Would you support an amendment to our Declaration that would allow a limited number of owners who reside in their units on a seasonal basis to rent out their units on durations as short as one month, providing that those owners follow Association guidelines for applicant screening and pay fees which cover the higher costs that the Association may incur in support of such activity?	YES 94	NO 89
#3: Would you support an amendment to our Declaration that would grant the Association specific authority to approve or deny unit purchase applications based on financial criteria (income verification, credit history, net worth, etc.)	YES 89	NO 94
#4: Would you support an amendment to our Declaration that would grant the Association specific authority to prevent people who have criminal backgrounds from residing at Vintage Grand as an owner or with the permission of an owner?	YES 129	NO 54
#5: Would you support an amendment to our Declaration that would grant the Association specific authority to perform emergency response and damage mitigation services within units when water leaks and other casualty events occur and make the benefited unit owners responsible for reimbursing the Association for the costs of those services?	YES 113	NO 64
#6: Would you support an amendment to our Declaration that would require Unit Owners to purchase and maintain appropriate property insurance coverage or set money aside in a formal self-insurance escrow account to cover potential casualty loss damages?	YES 112	NO 67
#7: Would you support increasing the annual Contingency assessment from \$2,000,000 to \$3,100,000 for 3 years to complete the project by December of 2023?	YES 42	NO 139
#8: Would you, on a voluntary basis, pay your entire pro-rata share of the \$9.3 million remaining remediation project cost in 2021 to help speed up the construction? (The new completion timeline would depend on how many owners did this.)	YES 23	NO 156
#9: Would you support increasing the total remediation project cost by up to \$1,232,500 for borrowing costs for a \$5.7 million construction loan at 5.5% interest? If a bank would approve a loan (by no means a sure thing) financing could begin in 2022, all project work could be completed by December of 2023, and the loan would be repaid by December of 2028.	YES 43	NO 138
#10: Having considered the other remediation project funding options, would you prefer that we continue the project with self-funding at \$2,000,000 per year and expected completion in April of 2025?	YES 143	NO 55

10/3/2020

October 5, 2020  
 Board Meeting  
 J. Vizi (Secretary)