



Board Meeting Minutes
February 16, 2021 – 10:00 a.m.
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238

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

Call to order: President Dave Carter called the meeting to order at 10:02 am.

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

Approval of Minutes: Joseph Gianino made a motion (**Motion #1**) to approve the minutes from the Board's February 2, 2021 organizational meeting. This motion was seconded by Dave Carter and was approved unanimously.

President Report: Dave Carter reported that the building remediation was on schedule. Scaffolding will be erected on building 2 earlier than scheduled to free up parking spaces.

- **Insurance lawsuit update:** Complaint has been filed in Sarasota County Circuit Court against the retail and wholesale insurance agents who processed the 2016 property insurance application. Still at least a month away from knowing trial schedule.
- **Roof Claim:** Slow moving. Still waiting for engineer's report. Claim may not be concluded in 2021.

Treasurer's Report: Karen Domaratzki gave an update on the December financials. We had an end of the year surplus of \$120,000. Unbudgeted revenue from owner fines, late fees and overdue interest contributed \$35,000 on this surplus. Also, we finished the year significantly under budget in our building maintenance account due to fewer than expected water leaks and our maintenance staff performing a lot of the duties that had been previously outsourced to vendors. Karen Domaratzki made a motion (**Motion #2**) to ratify the December financials. Dave Carter seconded the motion and it was passed unanimously.

Manager's Report: Glenn Aitelli gave a report of the activities around property:

- Annual tree trimming and leaf removal were completed
- Installed new mailbox in back kiosk
- Pumps added to drainage field on building 5
- Gutter guards installed in buildings 10, 20, 21 and 23
- Colonial Roofing conducted roof repairs in response issues reported by the engineer
- Several pool umbrellas were sent in for repair

*Approved at Feb. 23, 2021
Board Meeting
New Carter*

Appointment of Auditor: Karen Domaratzki made a motion (**Motion #3**) to appoint Miller and Company, LLP to perform Vintage Grand's 2020 audit at a cost of \$5,600. Motion was seconded by Joe Joseph and it was passed unanimously.

New Violations:

- **Failure to replace water heaters:** 10 owners have not replaced their water heaters after receiving two notices that their heaters are more than 10 years old and therefore are not in compliance with section 7.4 of our Declaration. They will be fined \$100 per month until they show proof that they have replaced their water heater. Dave Carter made a motion (**Motion #4**) that these 10 owners be included in the Violations list #27 which will be sent to the Fines Hearing Committee. Joseph Gianino seconded the motion and it passed unanimously.
- **Other Violations:** Joseph Gianino made a motion (**Motion #5**) to send Violation List #27 to the Fines Hearing Committee. Dave Carter seconded the motion and it passed unanimously.

Adjournment: Dave Carter made the motion (**Motion #6**) to adjourn the meeting. Joe Joseph seconded the motion was approved unanimously. The meeting ended at 10:29 am.

Minutes prepared by Glenn Aitelli