



Board Meeting Minutes
June 1, 2020
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
10 am

Determination of Quorum: Present in person were: Secretary Jackie Vizzi, Director Joseph Gianino. Present via telephone were President Dave Carter, Treasurer/ Vice President Karen Domaratzki and Director Joe Joseph Glenn Aitelli, Association Manager was also present. Jim Cirillo from the Community Association Insurance of Florida, later joined the meeting.

Call to order: President Dave Carter called the meeting to order at 10 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, March 16, 2020: Jackie Vizzi made a motion (**Motion #1**) to approve the Board Meeting Minutes from March 16, 2020. This motion was seconded by Joseph Gianino and the motion was approved unanimously.

Building Remediation Update: Dave Carter gave an update. Work is proceeding according to schedule. He projected that the Association will begin borrowing from the Reserves to fund the remediation Project in July.

After looking at the floor of a second-floor unit in Building 5, it was concluded that the floor was not damaged, yet it was not level. To correct the problem, a new leveling material was added to the floor.

Insurance Claim: Dave Carter discussed the Building Collapse Insurance claim. There was an arbitration date set for July in New York. However, two persons resigned from the arbitration team and need to be replaced. The arbitration will have to be rescheduled but the dates are uncertain because of the Coronavirus epidemic.

Treasurer Report: Treasurer/Vice president Karen Domaratzki gave an update on the February, March and April Financial reports. At the end of April, on a year to date basis, expenses were \$18,000 under budget. On the Reserves, they crossed the \$2 million mark in April. She went on to discuss the accounts receivable from the owners which stood at \$189,000 with \$13,000 of this owned by owners to the Association for emergency water repairs made by the Association and billed back to the owners. The rest of the money is due from owners and the Association has a new collections attorney who is working to collect the money owed. She then introduced the issue of the faulty water meters which are underbilling water and sewage consumption. Because there is a negative budget gap, the Association has to address the water meter problem without delay.

*Passed
June 23
2020*

*Jackie
Vizzi
(Secretary)*

Karen Domaratzki made another motion (**Motion # 2**) to ratify the February, March and April 2020 financial report as presented results as presented. This motion was seconded by Dave Carter and was passed unanimously.

Secretary Report: Jackie Vizzi announced that there was a virtual Neighborhood Workshop to review the proposed project referred as Strazzera Village on June 2 at 6pm. The purpose of this workshop is to notify the neighborhood residents of the nature of the proposed development and how it might affect the zoning, development and conservation of the neighboring master land use plan.

Manager Report: Glenn Aitelli reported that there were 28 new leases and 8 sales since our March 16 meeting. Some of the work done within this period include: replace pump in the 2nd pool, clean AC drain lines, replace faulty street lights, clean and submerge faulty intake valves for the irrigation system, checked all security cameras (two were replaced at no cost). The maintenance staff helped with the fire alarms inspection while replacing deficient horns, and worked on the dock. The new account manager from Westcoast is working with the staff by checking the grounds and irrigation. Landscape and tree maintenance tasks that have need to be performed by Westcoast crews.

Insurance Policies Renewal: Jim Cirillo from the Community Association Insurance of Florida presented new proposals for the Insurance. He has been active looking for ways to decrease the present insurance cost and he discussed methods for doing so. Because the insurance market is increasing, the new insurance renewal cost will be higher. One way of decreasing the insurance cost is to increase the hurricane deductible from 3% to 5%. Another way is to base the insurance on Vintage Grand's current replacement value of 44.6 million which was based on the 2017 appraisal, rather than a new appraisal which would rise its value. The Board had the option to that with this renewal but will need to use the 2020 appraisal value of 51.4 million for next year renewal. Mr. Cirillo discussed the importance of owners having their own individual insurance and suggested a virtual class called Unit Owner University to be made available to owners for further information. Dave Carter made a motion (**Motion #3**) to renew the insurance using the 2017 replacement value of 44.6 million. Joe Joseph seconded. The motion passed with four directors in favor and one director (Joseph Gianino) against. Dave Carter made another motion (**Motion #4**) to insure at 3% for the Hurricane Deductible. Joe Joseph seconded and the motion passed unanimously.

Potential Insurance Claim for Hurricane Irma Roof Damage: Dave Carter presented an action which would include a potential insurance claim for Hurricane Irma roof damage. Jim Cirillo discussed the present roof situation and the impact that Hurricane Irma might have had on the roof. The company known as SFR Services is willing to take on all the action to pursue a claim. Dave Carter made a motion (**Motion #5**) that the Association negotiate and sign a Service Agreement and Assignment of Claim contract with SFR Services, LLC, for the replacement of our building roofs using funds obtained through the settlement of a hurricane wind damage claim that will be filed against the Association's 2017 property insurance furnished by Lloyds of London. Karen Domaratzki seconded the motion. After discussion on the different aspects of the motion and the services of SFR Services, the motion passed unanimously.

Water Meter Status: Dave Carter made a motion (**Motion #6**) to approve the Board Resolution 2020-1. This resolution is based on the Vintage Grand "Zero Reading" Water Meters Plan dated May 22, 2020. Joe Joseph seconded and motion passed unanimously.

Tenant Screening Process: Joe Joseph made a motion (**Motion #7**) for the Board to endorse all four recommendations that are listed on page 2 of the May 24, 2020 report titled Tenant Screening Process Improvement Analysis and Recommendations, and that the Association Manager be directed to implement those recommendations as soon as possible, while keeping the Board apprised of his progress on at least a weekly basis. Dave Carter seconded the motion and, after discussion, it passed unanimously.

Building Remediation Financing: Karen Domaratzki discussed a potential construction loan. Because of the unstable markets brought about by the Coronavirus situation it does not appear that the Association will be able to secure a loan this year. Karen Domaratzki will continue to investigate and pursue construction financing opportunities.

Rules and Regulations: Dave Carter made a motion (**Motion #8**) that the Board endorses the May 22, 2020 draft document (Proposed Rules and Regulations for Balconies and Lanais) and directs our Association Manager to use it as the basis for identifying finable balcony and lanai violations until such time as it is modified by the Board; and, further, that we ask all owners to review the May 22 draft and communicate any suggested changes to the Association President no later than June 30, 2020. Karen Domaratzki seconded the motion. After some discussion it was modified by Dave Carter (**Motion #9**) to add white and earth tones instead of white, cream or beige for the sun screens. Joseph Gianino seconded this motion and it passed unanimously.

Dave Carter announced the restart of the fining process that had been suspended in March due to the Coronavirus emergency.

Adjournment: Karen Domaratzki made the motion (**Motion #10**) to adjourn the meeting. Dave Carter seconded and the motion was approved. The meeting ended at 12:12 pm.

Minutes prepared by Jackie Vizzi.

Draft resolution to be approved by the Board on June 1,2020 and then filed in the Association's permanent records file

**BOARD RESOLUTION 2020-1
VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC**

Whereas, it is in the best interests of the community that the all water and sewer service utility service charges that are billed to the Association are promptly paid by the individual unit owners via the sub-metering system in accordance with Section 7.1 of the Declaration of Condominium, as amended in 2020, and

Whereas, there are approximately 142 unit water meters that are reporting zero usage with the vast majority of those units being occupied and using water with no corresponding payments by the owners of those units, and

Whereas, zero usage may be caused by a defective water meter, which the owner of the unit must replace at owner expense, defective wiring that is the responsibility of the Association, or a vacant unit, and

Whereas, the Board of Directors has investigated these issues, consulted with a licensed and insured plumbing contractor, and determined that it is necessary to initiate and complete a comprehensive program to eliminate defective meters and/or wiring in accordance with the Plan to address Vintage Grand's Current "Zero Reading" Water Meters dated May 22, 2020, copy attached and incorporated herein (Water Meter Plan).

Now therefore, upon due consideration of the foregoing, the Board of Directors adopted the following Resolution at a duly noticed and convened Board meeting held on June 1, 2020.

1. The foregoing recitals are true and correct and incorporated herein.
2. The officers and management are authorized to initiate and complete the Water Meter Plan.
3. All costs and expenses shall be a common expense and paid out of the operating funds of the Association except for the cost to replace defective water meters which shall be an owner responsibility.
4. Owners of units with a defective water meter shall be invoiced the \$318 cost with collection pursued in accordance with Section 7.5 of the Declaration of Condominium, as amended in 2020, in the event payment is not received within 30 days of the date of the mailed invoice.
5. A charge for any water and sewer utility services that were provided to a unit owner but not previously billed to that unit owner's utility account plus any applicable fixed charges and administrative fees, up to a maximum charge of \$250 per unit, shall be invoiced to the applicable unit owner in accordance with Section 7.4 of the Declaration of Condominium, as amended in 2020. Collection shall be pursued in the event payment is not received within 30 days of the date of the mailed invoice.

Dated: June __,2020

, Secretary