



**Board Meeting Minutes
June 16, 2021
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
6:30 pm**

Determination of Quorum: Present in person were: President Dave Carter and Director Joe Gianino. Present via telephone were Vice-President Charlie Benedict, Treasurer Don Sheehy and Secretary Joe Joseph. Glenn Aitelli, Association Manager, was also present.

Call to order: President Dave Carter called the meeting to order at 6:30 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: May 13, 2021, and May 19, 2021: Charlie Benedict made the motion (**Motion #1**) to approve both sets of minutes. Joe Joseph seconded, and the motion was approved unanimously.

1) President's Report- Dave Carter reported on four topics:

• **Building Remediation Project**

- Building 1 is complete except for post-remediation work that will be completed over the next month or so.
- Building 2 is 80% complete. Crews are preparing the west gabled end and the parking lot side of the building to be ready for the application of stucco cement during the week of June 28.
- Stucco demolition work has been completed on half of Building 3 and crews are starting wood frame repairs. Window delivery from PGT has been delayed and that may delay the completion date by 2 months or so.

- **Governing Document Rewrite** - Six (6) amendments are being drafted to be voted on by owners within the next several months after going through a review process at board meetings.
- **Lawsuit Against Insurance Agencies for Error in Preparing 2016 Insurance Policy Application-** Both insurance agencies filed motions to dismiss our complaint. A hearing will take place on July 8 to resolve those motions.
- **Hurricane Irma Roof Damage Insurance Claim-** Our attorney with the Merlin Law Group has been asking the insurance company for an official response to our claim. If they deny our claim, we will request arbitration of the claim through a formal hearing in the State of New York. Roof replacement cost estimate was \$8,200,000 for entire property.

2) Treasurer's Report- Don Sheehy reported on the April financials.:

- Operating budget in April was over budget by \$9,331 due to our annual pressure washing project (\$4,950), we also had a sub floor repair (\$2,097) and the sealing of the reconstructed fishing pier (\$2,097).
- Balance sheet as of end of April: Accounts Receivable from owners were approximately \$160,161 – and we have invoiced \$20,390 in fees, fines, interest and miscellaneous revenue year to date. All together we are in good shape.

- The Associations capital reserves were \$2,251,867 as of April 30.
- The Contingency Rebuilding Fund had \$867,381 on hand as of April 30 to continue to fund the project.

Don Sheehy made the motion (**Motion #2**) to ratify the financial statements as presented, and the Treasurers Financial Breakdown be attached to the minutes of today's meeting. Joseph Gianino seconded, and the motion passed unanimously.

3) Manager's Report – Glenn Aitelli announced that there were 14 leases and 15 sales for the month.

Monthly Accomplishments:

- Painted walls around playground/bike racks/cooking areas.
- Repaired main water valve in Building 3
- Replaced the main breaker in Building 1
- Replaced 2 A/C power boxes on Building 3 that were damaged by the construction.
- Piper completed our quarterly fire alarm inspection.
- New security camera installed behind playground.
- All security cameras and DVRs were serviced and cleaned.
- New fuse box and wiring to pump room and shop at Pool A
- 8 additional sprinkle heads were installed next to Building 25 to correct coverage issues.

Old Business:

- 1) Governing Document Violations Re: Declaration Sections 9.1, 17.9 Pertaining to Owner Modifications-** Dave Carter reviewed several changes that were made to the 5/7/2021 "Violations Reduction Initiative" plan on the recommendation of our Association Attorney. Dave Carter made the motion (**Motion #3**) to approve the June 11, 2021, draft of Violations Improvement Plan and the Association Manager be instructed to implement the specific actions starting with the violation types classified as Major Violations. Joe Joseph seconded, and the motion passed unanimously.

New Business:

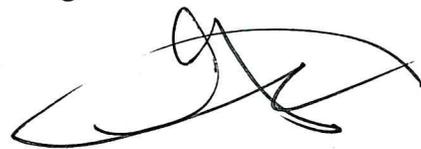
- 1) New Governing Document Violations to refer to the Fines Committee (Violations List #31)-**
 - a) Water Heater Violations:** The board was furnished a list identifying 11 units with water heaters that are more than ten years old and whose owners have not responded after receiving two written notices to replace their water heater. They will be fined \$100 per month until they show proof that they have replaced their water heaters. Joseph Gianino made a motion (**Motion #4**) that these 11 units be included on Violations List #31 which will be sent to the Fines Hearing Committee. Dave Carter seconded the motion and it passed unanimously.
 - b) Other Violations:** The board was furnished a list and set of pictures identifying 1 short term rental that was made in violation of Section 17.8 of the Declaration and 29 violations of the Association's rules pertaining to items left in breezeways or stored or hung in balconies or lanais. Dave Carter made a motion (**Motion #5**) to refer those 30 violations to the Fines Hearing Committee. Joseph Gianino seconded the motion and it passed unanimously.
- 2) Appointment of Vintage Grand Communications Officer-** Dave Carter made the motion (**Motion #6**) to appoint Ray Rodriguez to the position of Communications Officer and that he be empowered to lead the implementation of the updated Vintage Grand Communications Plan dated June 1, 2021. Ray Rodriguez accepted position, and Joseph Gianino seconded, and the motion passed unanimously.

Owner Comment and Q&A Session The following topics were discussed during the owner forum:

1. Shopping carts left in breezeways.
2. Palmetto Bugs
3. Pet Restrictions/Leashing of Dogs
4. Parking Sticker Enforcement
5. Pool gates not secure – people can reach over to unlock from inside.
6. Two lights by Pool A (always on)
7. Plans for replacing dead palm trees in main entryway.
8. Rats in attics.
9. Landscaping personnel should perform other duties when grass mowing and edging is not needed.
10. Security Issues by Building 21
11. Perception that Fining process is not evenhanded.
12. Cleaning of second floors of breezeways needs more attention.
13. Consider an alternative landscape contractor that uses eco-friendly weed eradication methods.

Meeting Adjournment- Dave Carter made a motion (**Motion #7**) to adjourn meeting. Joseph Gianino seconded, and the motion was approved unanimously. The meeting ended at 8:10 pm.

Secretary acknowledged minutes
were approved at 7/13/21 Board
Meeting.

A handwritten signature in black ink, appearing to be the name of the Secretary, written in a cursive style.

Comments on May 2021 financial statements

Balance Sheet	May	April	March	Explanations
Bank accounts make up most of asset mix				
Continue to be healthy	<u>3467727</u>	<u>3450230</u>	<u>3466193</u>	
Reserve	1981502	1951867	1941856	
owing reserve	300000	300000	290168	
Allocated to building restoration	868149	867382	940836	
General	<u>318076</u>	<u>330981</u>	<u>293333</u>	
	<u>3467727</u>	<u>3450230</u>	<u>3466193</u>	
Remainder of net assets liabilities etc				
A/R net	<u>28883</u>	<u>21083</u>	<u>43735</u>	8 accounts continue to make up 86.5% of the total - 2 amounting to about \$20,000 deceased (no family interest), 1 account \$98,400 Total A/r was \$171,300
Receivable water Reimbursement	<u>20759</u>	0		new account
Equity	<u>208657</u>	<u>194293</u>	<u>181807</u>	Equity gained 14,4k when income only 9.8k since opening equity adjusted to \$187,811 from \$183,233. Prior period adjusted for owner repairs from 2019 that were paid, Had not been set up
reserves	<u>2281502</u>	<u>2251868</u>	<u>2232024</u>	
Building fund	<u>868148</u>	<u>867382</u>	<u>940836</u>	
Income Statement Highlights	Month			ytd
Revenue				

extra income not budgetted for - fees, late fees to date help fund other expense deviations

3235

23625

Expenses and significant components
Building Maintenance

1762

12672

Underbudget for year

Dry wall

3750

24046

Recovery during April - less needed so far this year
Significant over budget April as discussed in that report

Main SVC and Repair roof

528

-10134

safety

-2189

-3487

inspcton required fewer repairs

-1594

-270

YTD under budget mainly due to drywall

495

10155

Grounds Maintenance

941

-32535

Overbudget

Ground expense other

5250

-28281

Additional plantings

-2117

-2333

Lanscaping

910

4550

Over budget due to palm etc trimming done on January - overage will reduce . Previously discussed Flower rotation \$2,700 paid May

Irrigation repairs

-3586

-7633

457

-33697

Most of the irrigation was from two held invoices for work that was not completely done

Common areas

753

3280

Underbudget

Pool and Spa

700

3500

less spent to date

Utilities

-1009

-16862

Overbudget

Water and sewer net

-7499

-4154

Recovery \$7500 less than budget - usage on budget .
Prior treasurer asked to move the water payments out of Water Recovery account into Water Meter Replacement account. This entry totaled \$8729.

Water meters

6400

-13846

Electricity

83

1127

Board decision to replace based on certain conditions - billed recovery

	<u>-1016</u>	<u>-16873</u>	
Admin	<u>4104</u>	<u>30665</u>	Underbudget
Insurance Staffing	2446 1944	12231 11271	Based on estimate from prior year - Insurance increase will go overbudget by late year
Legal	1333	5159	Varies with activities per month - underbudget
Legal collections	267	3947	Varies with activities per month - underbudget
Legal rentals	0	2395	Varies with activities per month - underbudget
CPA	667	3333	Budget accrual for audit that not yet started
Misc	-472	-7623	Overbudget due to need for additional mailing
Membership dues	-3661	-1661	Crockers Lake Assoc fee paid \$4661
Postage and Printing	895	1282	
	<u>3419</u>	<u>30334</u>	
Net Income	<u>9785</u>	<u>20845</u>	
Operating			