



Board Meeting Minutes
July 13, 2021
4012 Crocker's Lake
Bld., Sarasota, Fl. 34238
10am

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

Call to order: President Dave Carter called the meeting to order at 10:01 a.m.

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

Approval of Minutes: June 16, 2021: Charlie Benedict made a motion (**Motion #1**) to approve the Board Meeting Minutes from June 16, 2021. This motion was seconded by Dave Carter and was approved unanimously.

President Report:

- Dave Carter reported on the status of the building remediation project. **Building 2:** stucco on west gabled end and across the parking lot side of the building will be completed this week; painting will start next week, overall completion date for building 2 set for end of July. **Building 3:** R. L James reported that they could not obtain a partial window delivery from PGT so the overall completion date for this building will be delayed by more than one month. Sheathing and Tyvex will be up until late September, window installation set for the last week of September. **Building 6:** Current scheduled start date is August 10th.
- Two legal claims are in progress:
 - **Hurricane Irma Roof Damage Insurance Claim** – We received coverage letter from the insurance carrier denying our claim. Next step is arbitration. Preparations will begin next week; possible arbitration date in February 2022.
 - **Lawsuit Against Insurance Agencies for making error in preparing 2016 policy application- A court** hearing took place on July 8th to address the insurance agencies' motions to dismiss the case, The judge denied their motions but also directed us to modify the wording of our complaint to clarify the reasons why the insurance carrier initially denied our building collapse insurance claim.

Treasurer Report: Don Sheehy reported on the May financials:

- Operating expenses through the end of May were over budget by \$2,780 but operating revenues have exceeded budget by \$23,625 year to date During the month of May total operating expenses were under budget by \$6550.92 despite higher than budgeted roof (\$2,189) and fire safety system repairs (\$1594.31)
- Balance sheet at the end of May: Accounts receivable from owners was approximately \$171,294.45

- The Associations Capital Reserves were \$2,281,501.53 as of May 31.
- The Contingency Rebuilding Fund had \$868,148.80 on hand to continue to fund the project.

Don Sheehy made the motion (**Motion #2**) to ratify the financial statements as presented. Dave Carter seconded, and the motion passed unanimously.

Manager's Report: Glenn Aitelli announced that there were 10 leases and 1 sale during the month of May.

Monthly Accomplishments:

- Repaired circuit breaker in Pool B
- New pool and spa signage
- Completed property wide smoke detector testing
- Fixed 2 pole lights behind building 6 (cooking area)
- Replaced 3 streetlights (converted to LED)
- Replaced broken irrigation valve in entry
- Removed 3 dead palms in entry
- Jetted out drains after storm to make sure they were clear

New Business:

1. Appointment of Financial Planning Officer- Don Sheehy discussed creating a position to focus on long term financial goals and work with the board to address long term upgrades to the property. The initial term will be through December 22, 2021, then renewed annually as needed. Don Sheehy made a motion (**Motion #3**) to nominate Steve Polonski for the position, Steve accepted. Dave Carter seconded, and the motion passed unanimously.

2. Appointment of Project Manager for the Building Remediation Project- Dave Carter presented a formal board resolution 2021-2 to appoint a Project Manager to oversee the Remediation Project. The Project Manager's duties would include:

- Provide needed professional project management oversight and support of the Association's multi-year building remediation project.
- Keep owners apprised of the progress of the project.
- Function as a professional adviser to the President and Board on all issues related to the planning and management of the building remediation project.

Dave Carter made a motion (**Motion #4**) to approve board resolution 2021-2 which appoints Sam Coniglio to be our Project Manager/Owner Representative with the authority to approve contract delay requests and change orders up to \$5,000. Don Sheehy seconded, and the resolution was passed unanimously.

3. Discussion and Approval of Proposed 2022 Building Remediation Work Plan. Dave Carter discussed the proposed contract change order that R.L. James submitted for buildings 7,8,13 and 18. The proposed change order is much more costly than anticipated and we would not be able to support that level of spending in 2022 from a cash flow perspective. Dave Carter made a motion (**Motion #5**) to table discussion of the 2022 building remediation work plan until after further contract negotiations take place and/or a competitive bidding process has been completed. Joe Joseph seconded, and the motion passed unanimously.

4. Discussion and Approval of Proposed Governing Document Amendments.

- **Amendment 1-** The purpose of this amendment is to enable the Board of Directors to officially create and the continue to maintain the new Rules and Regulations document that was developed with owner input in 2020. This amendment also clarifies the notice requirements for board meetings when new or modified rules and regulations are to be considered. Dave Carter made a motion (**Motion #6**) to approve the amendment as drafted. Joe Joseph seconded. Dave Carter, Don Sheehy, Charlie Benedict and Joe Joseph voted yes, and Joseph Gianino voted no.
- **Amendment 2-** This amendment would establish a requirement that Unit owners acquire and maintain adequate property and liability insurance. Dave Carter made a motion (**Motion #7**) to approve the amendment as drafted. Don Sheehy seconded the motion and it passed unanimously.

- **Amendment 3-** This amendment would modify pet restrictions to allow up to two pets (dogs or cats) with no breed restrictions and adds language specifically prohibiting the feeding of wildlife on VG property, including feeding of feral cats. Dave Carter made a motion (**Motion #8**) to approve the amendment as drafted. Charlie Benedict seconded the motion and it passed unanimously.

The above three proposed amendments will be presented for a member vote at a Special Membership Meeting to be scheduled in late November of this year.

5. Carport Power Washing, Painting and New Signage- Glenn Aitelli discussed a project to improve the appearance of the carports which would include power washing by Performance Pressure Cleaners, painting by our maintenance staff and the installation of new weather resistance signage. Dave Carter made a motion (**Motion #9**) to approve the work for a maximum of \$3,500. Joseph Gianino seconded, and the motion was approved unanimously.

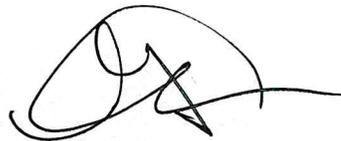
6. New Governing Document Violation to Refer to the Fines Hearing Committee (Violations List #32):

- **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. Dave Carter made a motion (**Motion #10**) that these 11 units be included on Violations List #32 which will be sent to the Fine Hearing Committee. Charlie Benedict seconded the motion and it passed unanimously.
- **Other Violations:** The board was furnished a list and set of pictures identifying 18 violations of Association document provisions pertaining to items left in breezeways or stored or hung in balconies or lanais. The board agreed to approve all 18 of the violations. Dave Carter made a motion (**Motion #11**) to refer those violations to the Fine Hearing Committee. Charlie Benedict seconded the motion and it passed unanimously.

Meeting Adjournment- Dave Carter made the motion (**Motion #12**) to adjourn the meeting. Joseph Gianino seconded, and it was approved unanimously. The meeting ended at 11:44 a,m

Meeting Minutes prepare by Glenn Aitelli

Secretary acknowledged minutes
were approved at 8/17/21 Board
meeting

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

Comments on June 2021 financial statements

Balance Sheet	June	May	April	March	Explanations
Bank accounts make up most of asset mix Continue to be healthy	<u>3620062</u>	<u>3467727</u>	<u>3450230</u>	<u>3466193</u>	
Reserve	2012197	1981502	1951867	1941856	
owing reserve	300000	300000	300000	290168	
Allocated to building restoration	955354	868149	867382	940836	
General	<u>352511</u>	<u>318076</u>	<u>330981</u>	<u>293333</u>	
	<u>3620062</u>	<u>3467727</u>	<u>3450230</u>	<u>3466193</u>	
Remainder of net assets liabilities etc					
A/R net	20920	28883	21083	43735	8 accounts make up 88.5% of the total - 2 amounting to about \$21,700 decreased (no family interest), 1 account \$99450
Receivables down about 5k Significant allowance \$145745					Total A/r was \$166665
Receivable water Reimbursement	<u>0</u>	<u>20759</u>	<u>0</u>	<u>0</u>	8 acct total 147419
Equity month (1032) year 19813	<u>207624</u>	<u>208657</u>	<u>194293</u>	<u>181807</u>	
reserves	<u>2312197</u>	<u>2281502</u>	<u>2251868</u>	<u>2232024</u>	
Building fund	<u>955354</u>	<u>868148</u>	<u>867382</u>	<u>940836</u>	

Income Statement Highlights

	Month	ytd
Revenue		
Rev non member	<u>4522</u>	<u>28148</u>
Expenses and significant components		
Building Maintenance	<u>746</u>	<u>13418</u>
Dry wall	414	24459
Main SVC and Repair	1708	-8246
		Underbudget for year
		extra income not budgetted for - fees, late fees to date help fund other expense deviations
		Recovery during April - less needed so far this year Significant over budget April as discussed in that report

roof	3750	263	variable
safety	-1225	-1494	inspection required fewer repairs
plumbing	-1185	-1497	
electrical	-960	-851	
	<u>2502</u>	<u>12634</u>	YTD under budget mainly due to drywall
Grounds Maintenance	<u>6346</u>	<u>-26189</u>	Overbudget
Ground expense other	5250	-23031	Over budget due to palm etc trimming done on
Additional plantings	583	-1750	January - overage will reduce . Previously discussed
Lanscaping	-690	3860	Flower rotation \$2,700 paid May
Irrigation repairs	719	-6913	Most of the irrigation was from two held invoices for
	<u>5862</u>	<u>-27834</u>	work that was not completely done
Common areas	<u>918</u>	<u>4197</u>	Underbudget
Pool and Spa	700	4200	less spent to date
Utilities	<u>-2840</u>	<u>-19702</u>	Overbudget
Water and sewer net	1328	-2825	Board decision to replace based on certain
Water meters	-4414	-18260	conditions - billed recovery
Electricity	238	1366	
	<u>-2848</u>	<u>-19719</u>	
Admin	<u>-10724</u>	<u>19941</u>	Underbudget
Insurance	-3852	8379	Based on estimate from prior year - Insurance
Staffing	-6534	4736	increase will go overbudget by late year
Legal total	-2816	8686	3 pay days in June
CPA	667	4000	Varies with activities per month - underbudget
Misc	222	-7401	Budget accrual for audit that not yet started
Membership dues	500	-1161	Overbudget due to need for additional mailing
Postage and Printing	650	1932	Crockers Lake Assoc fee paid \$4661 May
	<u>-11163</u>	<u>19171</u>	
Net Income	<u>-1032</u>	<u>19813</u>	
Operating			