



**Vintage Grand
Condominium Association
Owner Update
2nd Quarter 2022**

INTRODUCTION:

- Hi! - I'm Bob Kraus, an owner in VG and I have volunteered to help the Board in producing a new quarterly owner communication document to replace the newsletters which were last produced mid-2021. These updates will be e-blasted and will contain appropriate links to the website for convenience.
- My role is to facilitate the assembly, editing and formatting of articles which are authored by Board members and our Association Manager, Glenn Aitelli
- This is the first edition of our new quarterly VINTAGE GRAND CONDOMINIUM ASSOCIATION OWNER UPDATE. Let me know what you think about it and whether there are topics that you would like the Board members or Glenn to write about in future editions. My email address is krausbob@yahoo.com.

BUILDING REMEDIATION PROJECT STATUS Where things stand on the 2022 work plan:

Building #	R.L. James Start Date	R.L. James Completion Date	Current % Complete (R.L. James' work)	Work phases now in progress
7	1/11/2022	6/3/2022	100%	R. L. James final invoicing; Association is completing post-remediation work
8	2/3/2022	7/22/2022	75%	Installing railings and screens (back) Applying stucco (front)
13	5/15/2022	9/30/2022	50%	Installing plywood sheathing (back) and hurricane straps/bracing (front); Completing interior drywall repairs
18	7/25/2022	12/29/2022	10%	Stucco demolition starting on back (lake) side of building.

Additional detail and documentation on the 2022 work plan can be found on the Vintage Grand website at [Click Here](#).

Current plans for the remainder of the project:

- Planned sequence of work on remaining residential buildings: 11,12,9,15,16
- Work will be spread out from early 2023 through 4th quarter of 2024
- We are now looking into the need and potential costs for also re mediating the clubhouse and two pool houses as part of the project
- We are now working with R.L. James to firm up pricing for all remaining work

STATUS OF OPEN LEGAL PROCEEDINGS

- Hurricane Irma Insurance Claim: Arbitration hearing in New York scheduled in January of 2023; opposing counsel is currently taking depositions of various parties who can shed light on issues germane to the case. Background information on this claim is available on the Vintage Grand website at [Click Here](#).
- Lawsuit Against Insurance Brokers: Trial in Sarasota County scheduled in February of 2023, with a mandatory but not binding “facilitated mediation” to take place on September 13, 2022; Dave Carter, Charlie Benedict and Joe Joseph will represent the Association in the mediation sessions; have completed all discovery work and our lawyer will conduct depositions of key employees of the two insurance agencies that we are suing over the <https://vintagegrand.org/hurricane-irma-roof-damage-insurance-claim/> next few months.

FINANCIAL VARIANCE HIGHLIGHTS UPDATE - To May 31, 2022

For specific details please refer to <https://vintagegrand.org/budgets-and-financial-reports/>

Balance Sheet

- Good cash position, all accounts.
- Accounts receivable - \$192,898. 4 owners comprise \$154,026 of this total 79.8%. **The board has approved going ahead with potential foreclosure actions against these accounts as needed. This is the first time these actions have been contemplated. A new “foreclosure” lawyer is being interviewed to perform actions needed.**

Revenue

- \$31,720 over budget – We do not budget for fees, interest, fines, parking and keys income.

Expenses

- Building maintenance - \$37,522 under budget. Under budget in items such as Dry wall, SVC and repair. Roof repairs and safety costs while over budget in plumbing repairs and pest control.
- Grounds maintenance - \$861 over budget. Under budget in all categories but ground expense other that is over budget by \$12,914. The charge for palm cutting was paid in March (it is budgeted over 12 months). This over budget will reduce each month.
- Common area - \$2,270 over budget. Pool and maintenance and pool fuel over budget.
- Utilities - \$1,787 under budget. Water meter replacement under budget by \$4167 water cost net \$1,424 over budget.
- Administrative \$10,524 under budget. Mainly due to insurance (\$15,520 under) which will reverse starting June; CPA services (not performed yet). Staffing personnel over by \$11,193 due to need for additional person.

Overall Income for year (unaudited) \$78,422

NEW CONTRACTORS WORKING FOR THE ASSOCIATION

- Last month a change was made from Duval Landscaping to Synergy Landscaping. During the bidding process we interviewed both Synergy and Duval and decided the entire package, with all things remaining the same, gave Duval a slight edge. Duval failed to meet our expectations despite numerous meetings to address deficiencies in their service. After just two weeks with Synergy, you can see an attention to detail that was lacking from Duval.

RECENT MAJOR PROPERTY IMPROVEMENTS, MAINTENANCE AND REPAIRS

Improvement Projects

- Rambo Masonry poured sidewalk between buildings 1 and 2.
- Constructed bench seats for gazebo at tennis courts.
- Added downspout extensions to bldg.'s 1, 2, 3 and 6.

RECENT MAJOR PROPERTY IMPROVEMENTS, MAINTENANCE AND REPAIRS (continued)

Annual/Periodic Maintenance

- Remove 7 foot alligator near west side of Bldg. #9 (probably from Costco retention pond)
- Palm Tree trimming.
- Sprinkler and Mini Horn Inspection.
- Pepper Tree trimming.
- Performance pressure washed buildings 5, 9,11,12,15,16,20,21 and 23.
- Our maintenance staff pressure washed breezeways in 14-17-22-24-25 and 27
- Property wide A/C drain line maintenance completed.
- Maintenance staff cleaned all lower dryer vents. Upper vents cleaned by Paradise Vent Cleaners.
- Patched potholes around property.
- Pressure Washed the Tennis Court.
- Pressure washed sidewalks property wide.
- Inspected and repaired downspouts property wide.



Repairs

- Spa jets fixed
- Repaired Mailbox door at back kiosk.
- Fishing Pier resealed.
- Resurface and painted the big fountain.
- Fix lights in the gazebo behind building 19
- Repainted and installed new signs on all carports.
- Replaced all damaged ornamental lighting property wide.
- Replaced and Re-stained two coping blocks and replaced broken light in Pool B.
- Pressure washed and painted laundry room/pump room and roof at Pool B.
- Rebuilt and repainted wooden sign in entry.
- Two rotted gazebos face boards replaced with new and painted.
- Building speed limit signs repaired and painted.

PROJECTS SCHEDULED

- Gutter Cleaning this month
- Annuals replanted by Synergy this month
- Refreshing first phase landscaping on Buildings 4,17,19,22,and 28 in the next few months
- Started to develop plans and cost estimates for major repairs to floor of back pool,

OWNER REMINDERS AND ADVICE

- New Declaration provisions (a requirement to purchase and maintain insurance and a prohibition against the feeding of wildlife) were approved by owners at the February 1, 2022, Annual Membership Meeting [Click Here](#); systematic enforcement of those provisions will start in the fall of this year
- A new Rules and Regulations document was approved by the Board on March 31, 2022 [Click Here](#); systematic enforcement of Balcony and Lanai and Trash Disposal sections is already under way; in the second quarter the Board levied a total of 40 balcony/lanai fines and 306 trash disposal fines.
- Snowbirds should have someone inspecting their units on at least a semimonthly basis when they are gone – see Declaration Section 7.4(f) as amended in February of 2020 [Click Here](#).
- **Hurricane season is here – see evacuation guidance e-blasted to all owners on 6/17/2022 and posted on Vintage Grand website [Click Here](#) and share that information with your tenants.**

CONTACT INFORMATION

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Vintage Grand Website	https://vintagegrand.org	Password to Owners section: PalmTree40 Password to Renters section: BrownZebra
Vintage Grand Office Administrative Assistant	Nancy Webber	Request Form to Vintage Grand Office vintagegrandadm@gmail.com 941-923-7380
Vintage Grand: After Hours Emergencies		941-923-7380, and follow the prompts to leave a message.
Signal 88 Security		941-217-7300
PCM, our Community Association Management company	For billing matters, address changes, coupon books, etc.	http://pcmfla.com/progressive/outside_home.asp# then select Homeowner Services and the desired service
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