



**Board Meeting Minutes**  
**Thursday January 26, 2023**  
**10:00 a.m.**  
**Vintage Grand Clubhouse**  
**4012 Crocker's Lake Blvd., Sarasota, FL 34238**

Call to Order- 10:00

Board Members Present- President Dave Carter, Vice President Charlie Benedict, Secretary Joe Joseph and Director Joseph Gianino were present in the Clubhouse. Treasurer Don Sheehy were present by phone. Association Manager Glenn Aitelli was also present in person.

Proof of Notice- - President Dave Carter reported that the notice of this meeting was posted at the Clubhouse and on the website according to Florida statutes.

Approval of Minutes: December 14, 2022 and December 21, 2022- Joseph Gianino made the motion (**Motion #1**) to approve the draft minutes from October 20, 2022. Charlie seconded the motion and it passed unanimously.

Officer Reports

**President**

1. **Building Remediation Project-** Dave Carter reported that RL James is completing building 18, screen and railings still to be done. Started buildings 11 and 12 (earlier than expected). All of the buildings are under contract and are expected to be completed by March 2024.  
**Insurance Agencies Lawsuit-** The \$1.2 million settlement from the insurance Agency lawsuit has been deposited.  
**Hurricane Irma Roof Damage Insurance Claim-** Hearing in December, insurance company trying to dismiss case due to late filing. The ruling was for arbitration in June. Hurricane Ian claim is ongoing.
2. **Treasurer –**Don Sheehy reported on the December 2022 financial results:
  - Reserves were up to \$2,811,356 as of December 30 and the Contingency Rebuilding Fund had \$441,860 on hand to continue to fund the building remediation project.
  - Total operating expenses through the end of December were \$171,411 over budget due to Hurricane Ian related expenses.
  - Total accounts receivable from owners were down \$18,178 to \$210,631 as of December 30. Don made a motion (**Motion # 2**) that the December, 2022 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Dave seconded the motion and it passed unanimously.

Manager's Report

Glenn Aitelli reported that there were no unit sales, 2 new leases and 6 renewed leases approved during the month of December. Property management projects completed since our last meeting include:

- 3 Street and 2 building lights replaced
- 5 A/C boxes repaired on building 11
- Pool B fence temporarily repaired
- Mulch applied to buildings 7 and 8
- Compactor welding repair

- Piper conducted our Annual extinguisher inspection
- Photocells replaced at compactor and building 15
- Leak detector for spa

#### Old Business

1. **Needed Repairs to Breezeway Railing Pickets and Stairs in Buildings 15, 16, 19, 22 and 28-** Glenn discussed the estimate from Tin Fin Welding for \$26,497.02. We are waiting for Welderguys Mobile Welding to give a competing estimate. Item is tabled until other estimates are received.

#### New Business

1. **Building Remediation Project** – Discuss Owner Representative Designation for R. L. James contract. Discussion was held to have Dave Carter act as an owner representative for the remediation project. The board will continue to discuss the matter.
2. **Hurricane Damage Repairs to Carports-** Glenn spoke about the carport damage from Hurricane Ian and the repairs needed. He presented the proposal from Joe Ventura of \$4,200 to conduct the repairs. Dave made a motion (**Motion #3**) to accept the proposal. Joseph Gianino seconded the motion and it passed unanimously.
3. **New governing document violations identified by management** – - The board was furnished a list and set of pictures identifying 52 violations of the Association's trash and recycling rules and 6 balcony violations. Dave Carter made the motion (**Motion #4**) that the list be referred to the Fines Hearing Committee. Joseph Gianino seconded the motion and it was approved

Meeting Adjournment- Dave Carter made a motion (**Motion #5**) to adjourn the meeting. Joseph Gianino seconded the motion, and it was approved unanimously. The meeting was adjourned at 10:39 a.m.

Minutes prepared by Glenn Aitelli