



Board Meeting Minutes
Thursday February 23, 2023
9:00 a.m.
Vintage Grand Clubhouse
4012 Crocker's Lake Blvd., Sarasota, FL 34238

Call to Order- 9:00 am

Board Members Present- President Charlie Benedict, Vice President Joe Joseph, Treasurer Don Sheehy and Director Bill Wild were present in the clubhouse. Association manager Glenn Aitelli was also present.

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

Approval of Minutes: Charlie made the motion (**Motion #1**) to approve the draft minutes from January 26, 2023. Bill Wild seconded the motion and it passed unanimously.

Officer Reports

1. President – N/A
2. Vice President – N/A
3. Treasurer – We did not receive January's financials as of yet. Don discussed the draft of the 2023 Reserve Study. Don, Joe and Glenn will have a meeting with Patricia Staebler in two weeks to clean up a few entries. Don also discussed the reserve funding.
4. Secretary – N/A

Manager's Report

Glenn Aitelli reported that there were 4 unit sales, 4 new leases and 22 renewed leases approved during the month of January. Property management projects completed since our last meeting include:

- Chlorine stenner replaced at Pool B
- Paver repair to deck of Pool B
- Parking stops bleached
- Building lights replaced in buildings 10 and 16
- Electric line repaired in front of Clubhouse
- Broken irrigation valve fixed at building 18
- Carport roofs repaired
- 11 Parking stops replaced at buildings 21,25 and 26
- New pump installed for back fountain
- New door installed in front mail kiosk

Old Business

1. **Bids for Repairs to Breezeway Railing Pickets and Stairs in Buildings 15, 16, 19, 22 and 28-**
Glenn discussed the two estimates from Tn Fin welding and Welderguy's Mobile Welding. Tn Fin estimate was \$26,497.02 and Welderguy's was \$26,432.37. With the estimates being for virtually the same amount it was discussed and decided to award the contract to Tn Fin because of his knowledge of the project and property. Charlie made the motion (**Motion #2**) to award the contract to Tn Fin. Joe Joseph seconded the motion and it passed unanimously.

New Business

1. **Building Remediation Project - Discuss owner representative for the construction project and Irma roof claim-** Charlie discussed appointing Dave Carter as an owner representative for the construction project and roof claim. Don reported that our association Attorney didn't find a problem with the role as long as the duties and limitations were well defined. She also added that Dave should be present at board meetings and give a brief report. Joe Joseph made the motion **(Motion #3)** to appoint Dave Carter as owner representative. Charlie seconded the motion and it passed unanimously.
2. **Approve 2020 audit-** Don went over draft of the 2020 audit. He explained that other than the assessment being incorrectly listed as quarterly, the audit is correct and should be approved. Don made the motion **(Motion #4)** to approve the 2020 audit. Charlie seconded and it passed unanimously.
3. **Discuss proposed changes to lease renewal policy-** Joe Joseph discussed the lease renewal policy and the strain it is on the office. The board discussed the process of chasing rental agents and owners to be able to renew a lease and the possibility of charging a fee for renewals. Joe suggesting discussing a new policy with the Association Attorney.
4. **New governing document violations identified by management -** Discussion and vote to refer all or only a portion of Violations List #51 to the Fines Hearing Committee- The board was furnished a list and set of pictures identifying 69 violations of the Association's trash and recycling rules and 11 balcony violations. Charlie made the motion **(Motion #5)** that the list be referred to the Fines Hearing Committee. Don seconded the motion and it was approved unanimously.

Meeting Adjournment- Charlie made a motion **(Motion #6)** to adjourn the meeting. Joe Joseph seconded the motion, and it was approved unanimously. The meeting was adjourned at 10:02 a.m.

Minutes prepared by Glenn Aitelli