



**Board Meeting Minutes**  
**Thursday March 23, 2023**  
**10:00 a.m.**  
**Vintage Grand Clubhouse**  
**4012 Crocker's Lake Blvd., Sarasota, FL 34238**

Call to Order – 10:00 am

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

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 February 23, 2023. Joseph Gianino seconded the motion and it passed unanimously.

Officer Reports

1. President -
2. Vice President --
3. Treasurer - Don Sheehy reported on the January and February 2023 financial results:
  - Reserves were up to \$2,892,842 as of February 28 and the Contingency Rebuilding Fund had \$1,616,674 on hand to continue to fund the building remediation project.
  - Total operating expenses through the end of February were \$1,620 under budget.
  - Total accounts receivable from owners were up \$12,559 to \$223,190 as of February 28

Don made a motion (**Motion # 2**) that the July 2022 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Dave seconded the motion and it passed unanimously.

Remediation Project Report

Manager's Report

Glenn Aitelli reported that there were no unit sales, 4 new leases and 11 renewed leases approved during the month of February. Property management projects completed since our last meeting include:

- Semi Annual lake treatment w/ algaecide and stocking
- Carport roof repair by building 7
- Water Meters installed in buildings 1,2 and 3
- New line and breaker installed in Pool A
- Drainage, Irrigation and Landscaping to building 13
- Stairs to shed in boneyard rebuilt
- Pressure washed gazebos and fishing pier
- Replaced A/C breaker box for unit 1113
- Spa leak and heater repaired
- Annual sprinkler and Fire system inspection completed

Old Business

1. **Discuss proposed changes to lease renewal policy**- Joe Joseph discussed the lack of progress

after the meeting with our new association attorney Cindy Hill. Charlie recommended waiting another week to receive requested information.

2. **Update on Reserve Study**- Don discussed the meeting with Patricia Staebler regarding our Reserve Study. He found Patricia to be a great resource and very knowledgeable. Had her adjust timeline for specific items and noted that we will wait for roof estimate.

#### New Business

3. **New governing document violations identified by management - (Violations List #52)**- The board was furnished a list and set of pictures identifying 34 violations of the Association's trash and recycling rules and 7 balcony violations. Charlie Benedict made the motion (**Motion #3**) that the list be referred to the Fines Hearing Committee. Joe J. seconded the motion and it was approved unanimously.

Meeting Adjournment – Charlie Benedict made a motion (**Motion #4**) to adjourn the meeting. Joe Joseph seconded the motion, and it was approved unanimously. The meeting was adjourned at 10:38 a.m.

Minutes Prepared by Glenn Aitelli