



**Board Meeting Minutes**  
**Thursday April 20, 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- President Charlie Benedict, Secretary Joe Joseph, Director Bill Wild and Director Joseph Gianino were present in the Clubhouse. Treasurer Don Sheehy 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 March 23, 2023. Joe Joseph seconded the motion and it passed unanimously.

Remediation Project Report- Dave Carter gave an update on the remediation project. He reported that the back of building 12 is completed. The front demo will be complete on July 5. Building 9's permits have been received and scaffolding on the back started in May. Dave also discussed the roof claim. Mediation is scheduled for May 2, then arbitration will be in late July if needed. Board will appoint representatives to attend the mediation. Charlie and Joe Joseph were appointed. Charlie made the motion (**Motion #2**). Don seconded and the motion and it passed unanimously.

### Officer Reports

1. President -
2. Vice President --
3. Treasurer - Don Sheehy reported on the March 2023 financial results:
  - Reserves were up to \$2,935,448 as of March 31 and the Contingency Rebuilding Fund had \$1,699,873 on hand to continue to fund the building remediation project.
  - Total operating expenses through the end of March were \$59,573 over budget.
  - Total accounts receivable from owners were up \$671 to \$223,861 as of March 31

Don made a motion (**Motion # 3**) that the March 2023 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Joseph Gianino seconded the motion and it passed unanimously.

## Manager's Report

Glenn Aitelli reported that there was 1 unit sales, 3 new leases and 11 renewed leases approved during the month of March. Property management projects completed since our last meeting include:

- Main breaker replaced in building 2
- Pool B fence repaired
- Annual pressure washing of 13 buildings
- Bi-Annual cleaning of the A/C drain lines
- Filter grids replaced in Pool A
- Two front unit doors replaced
- Added to additional lights to entry
- Water meters installed in building 4
- FACP repaired in building 19
- Building strobe replaced in building 25

## Old Business

1. **Discuss proposed changes to lease renewal policy**- Joe Joseph spoke about updating our lease renewal procedure. He proposed a 10 day grace period, after that, we will charge \$100 up to \$1000 per incident for no renewal or incomplete leases. The Association Attorney recommended updating governing documents.

## New Business

1. **Bulletin Board Cabinets for each building**- Glenn discussed the addition of bulletin board for all of the buildings. The tape currently used to put up notices is removing paint. Bill Wild made the motion (**Motion #4**) to approve the purchase of the bulletin boards. Charlie seconded the motion and it was approved unanimously.
2. **New governing document violations identified by management - (Violations List #53)**- 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 #5**) that the list be referred to the Fines Hearing Committee. Joe J. seconded the motion and it was approved unanimously.

Meeting Adjournment – Joseph Gianino made a motion (**Motion #6**) to adjourn the meeting. Charlie seconded the motion, and it was approved unanimously. The meeting was adjourned at 11:12 a.m.

Minutes prepared by Glenn Aitelli