



Board Meeting Minutes

Thursday June 22, 2023

10:00 a.m.

Vintage Grand Clubhouse

4012 Crocker's Lake Blvd., Sarasota, FL 34238

Call to Order - 9:59 am

Board Members Present: President Charlie Benedict, Secretary Joe Joseph and Treasurer Don Sheehy were present by phone. Directors Bill Wild and Director Joseph Gianino were present in the clubhouse. 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 April 20, 2023. Joseph Gianino seconded the motion and it passed unanimously.

Remediation Project Report- Dave Carter gave an update on the remediation project. He reported that building 11 was completed ahead of schedule. Building 12 is close to completion. The sheeting is on the back and west gable end and awaiting stucco. The front is undergoing demo and framing repairs. Building 15 is being scaffolded, will start mid-July. Building 16 will also be started earlier than scheduled.

Officer Reports

1. President – Charlie discussed the responsibility of Tannenbaum, Hill and Lemole (Bank Foreclosure) and Icard Merrill (Collections).
2. Vice President --
3. Treasurer - Don Sheehy reported on the May 2023 financial results:
 - Reserves were up to \$3,021,195 as of May 31 and the Contingency Rebuilding Fund had \$1,420,141 on hand to continue to fund the building remediation project.
 - Total operating expenses through the end of May were \$52,600 over budget, down \$6,973 from last month.
 - Total accounts receivable from owners were up \$16,760 to \$240,621 as of May 31

Don made a motion (**Motion # 2**) that the May 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:

- Property wide smoke detector inspection
- Piper repaired FACP building 18
- Replaced A/C breaker in #921
- Reinstalled cable electrical box on building 8
- Broken parking stops replaced
- Spa Awning installed
- Pool B breaker box replaced
- Building lights repaired on buildings 8 and 25
- New A/C installed in gym
- Big fountain re-grouted, sealed and painted

Old Business

1. **Roof Lawsuit Update-** The lawsuit has been settled for a gross of \$1,000,000. The attorney fee was 20% plus costs incurred, SFR Roofing received 20%. The net amount received by the association was \$340,000. The Hurricane Ian case is still pending.

New Business

1. **Discussion of strategy for Roof Replacement-** The board discussed moving forward to get the specs for the project. Then getting 3 bids from 3 roofing companies to learn exact pricing. The bids should also include estimates for three different roof materials. Bill Wild asked when the work would start and Charlie estimated June 2024. Charlie made the motion (**Motion #3**) to move forward. Joseph Gianino seconded the motion and it was approved unanimously.
2. **Hiring a part time employee to help with collections-** Don discussed the possibility of hiring a part time person to assist with collections. The person would work 15 hours per week, sending out reminders of overdue funds owed. Charlie made the motion (**Motion #4**) to hire Nancy L. Webber for the position. Joseph Gianino seconded the motion and it was approved unanimously.
3. **New governing document violations identified by management - (Violations List #54 and #55) -** The board was furnished a list and set of pictures identifying 21 violations of the Association's trash and recycling rules and 83 balcony violations. Charlie Benedict made the motion (**Motion #5**) that the list be referred to the Fines Hearing Committee. Joseph Gianino seconded the motion and it was approved unanimously.

Meeting Adjournment - Charlie made a motion (**Motion #6**) to adjourn the meeting. Don Sheehy seconded the motion, and it was approved unanimously. The meeting was adjourned at 11:13 a.m.