



Board Meeting Minutes  
Thursday July 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-** Director Bill Wild and Director Joseph Gianino were present in the Clubhouse. President Charlie Benedict, Secretary Joe Joseph and 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 June 22, 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 the back of building 12 is completed, with a walkthrough schedules next week. Building 9 has lath and stucco applied to the back. The front is being sheathed and should be done by early September. The back of Building 15 has been demoed. We are still waiting for estimated cost for the clubhouse and pool houses from RL James.

**Officer Reports**

1. President – Charlie discussed the evaluation from WJA Consulting. The report went over the material options and replacement cost estimates.
2. Vice President --
3. Treasurer - Don Sheehy reported on the June 2023 financial results:
  - Reserves were up to \$3,058,448 as of June 31 and the Contingency Rebuilding Fund had \$1,354,250 on hand to continue to fund the building remediation project.
  - Total operating expenses through the end of June were \$24,573 over budget, down from \$52,600 from last month.
  - Total accounts receivable from owners were up \$6,695 to \$247,316 as of June 31

Joseph Gianino made a motion (**Motion #2**) that the June 2023 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Don Sheehy seconded the motion and it passed unanimously.

## Manager's Report

Glenn Aitelli reported that there was 3 unit sales, 4 new leases and 19 renewed leases approved during the month of June. Property management projects completed since our last meeting include:

- Building 18 Light Installed
- Re-piped A/C Drain line at Building 22
- Flowers Rotated
- Gutter Cleaning and Gutter Guard Installation
- Drywall Repair in Building 14
- Drywall Repair in Building 25

## Old Business

1. **Water Meter Project Discussion-** Glenn discussed the water meter replacement project, possibly getting bids from general contractors as well as plumbers. The board discussed funding the project through the contingency. The board asked for a bid and pricing to discuss at the next board meeting.

## New Business

1. **Interviewing Insurance Agents-** Joe J., Don Sheehy and Glenn interviewed PCS. Our current policy is for 6 months, discussed possibility of getting another 6 month policy cheaply because it would be out of Hurricane season. Roofs are the main issue, especially with the Hurricane membranes in place. Discussed the possibility of a blanket policy per building. Citizens insurance would be the goal but they require roof tiles to be in place. Possibility of obtaining insurance if we had a signed contract with contractor. Lawyer will need to be involved.
2. **Main Entrance Landscaping-** Glenn looked in to the possibility of replacing the remaining palm trees in the entrance with a uniformed Crepe Myrtles. Glenn also discussed the possibility of selling the existing palms to fund the project. Will check into this option.
3. **New governing document violations identified by management - (Violations List #54 and Violation List #55)-** The board was furnished a list and set of pictures identifying 27 violations of the Association's trash and recycling rules and 7 balcony violations for #54 and 55 Trash Violations and 14 Balcony violations for #55. Charlie Benedict made the motion (**Motion #3**) that the list be referred to the Fines Hearing Committee. Joseph Gianino seconded the motion and it was approved unanimously.

**Meeting Adjournment** - Joseph Gianino made a motion (**Motion #4**) to adjourn the meeting. Charlie seconded the motion, and it was approved unanimously. The meeting was adjourned at 11:11 a.m.

Minutes prepared by Glenn Aitelli