



## Board Meeting Minutes

Thursday December 21, 2023

10:00 a.m.

Vintage Grand Clubhouse

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

### Call to Order- 10:00

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

Quorum Proof of Notice- President Charlie Benedict reported that the notice for this meeting was posted at the clubhouse and on the website according to Florida Statutes.

Approval of Minutes: November 28, 2023- Charlie made a motion (**Motion #1**) to approve the draft minutes from November 28. Joseph Gianino seconded and it was approved unanimously.

### Officer Reports

1. President -

2. Vice President -

3. Treasurer -

Secretary - Don Sheehy reported on the November 2023 financial results:

- Reserves were up to \$3,723,448 as of November 31 and the Contingency Rebuilding Fund had \$456,594 on hand to continue to fund the building remediation project.
  - Total operating expenses through the end of November were \$55,788 over budget.
  - Total accounts receivable from owners were down \$2,400 to \$234,919 as of September 30.
- Don made a motion (**Motion # 2**) that the September 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 Report- Glenn Aitelli reported that there were no purchase, no leases and 15 renewals in the month of November.

The following property maintenance activities were completed over the past month:

- Repaired building and breezeway lights in building 16
- Drywall repair in building 4
- Termite inspection in buildings 21 & 23
- Set up Christmas decorations
- New door closer installed at south gate of Pool A
- Main breaker installed in building 1
- Repaired mail kiosk door
- New floor installed in building 23 due to leak

## Old Business

## New Business

1. **Update on Roofing Project**- Pre- bid meeting on Monday. Six contractors will meet in the clubhouse to go over specs with Joe Bragg from WJA consultants. Bids will be expected by 1/5/24. Once we are able to choose a roofer and obtain a contract, our property insurance will be substantially lower. Bill Wild questioned the possibility of financing if needed.
2. **Discussion of Cable Contract**- Joe Joseph discussed having four bidders for the new cable contract. Each bidder will do a presentation to explain their services. The discussion also included the importance of properly canceling our current agreement with Comcast.
3. **New governing document violations identified by management**- Discussion and vote on whether to refer all or only a portion of Violations (**List #61**) to the Fines Hearing Committee - The board was furnished a list and set of pictures identifying 41 violations of the Associations trash and recycling rules and 13 balcony violations. There were also 2 non-compliant renewal fines. Charlie 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**- Charlie made a motion (**Motion #4**) to adjourn the meeting. Joe Joseph seconded the motion, and it was approved unanimously. The meeting was adjourned at 10:59 a.m.