

WELCOME!

Each Member should have a copy of the Agenda for today's meeting and the Draft Minutes for the January 31, 2023 Annual Members Meeting and November 28, 2023 Special Members Meeting (available in the lobby)

Vintage Grand Condominium Association, Inc

Annual Members Meeting

January 30, 2024



Agenda

- 1. Procedural Items from Agenda**
 - Call to Order
 - Determination of a Quorum
 - Proper Meeting Notice
 - Approval of Minutes
- 2. Announcement of 2024 Board of Directors**
- 3. Officer Reports**
 - President's Report – Major Initiatives
 - Building Remediation Project
 - Roof Damage Insurance Claims
 - Roofing Project
 - Vice President's Report – Internet Project
 - Treasurer's Report – Financial Results
- 4. Manager's Report**
- 5. Questions From Members**
- 6. Adjournment**

Vintage
Grand 2024
Board of
Directors

Term Expires

Charles Benedict

2025 Annual Mtg

Joe Gianino

2025 Annual Mtg

Joe Joseph

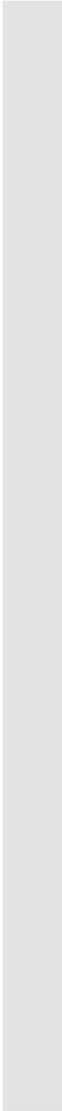
2025 Annual Mtg

Don Sheehy

2026 Annual Mtg

TBA

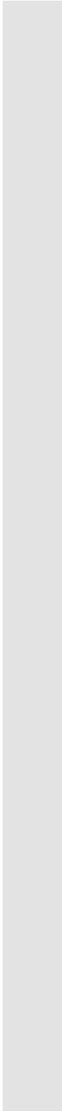
2026 Annual Mtg



PRESIDENT'S REPORT - MAJOR INITIATIVES



Building Remediation Project



Building Remediation Project

- The End is Near - Project started in 2017
- Funded primarily through annual Contingency Assessments which are part of the Association's Operating budget
 - \$1,960,000 in 2022; \$2,000,000 in all other years to end in 2023
 - \$1,167,000 in 2024
 - Total \$15,127,000
- An additional \$2,562,000 in project funding was obtained through three previous legal proceedings.
- Total estimated cost based on funding \$17,689,000

Building Remediation Project

- Estimated Contribution Funding per Unit Model (start to est. finish)
 - Antiquea \$19,800
 - Byzantine \$25,500
 - Classica \$33,400
 - Dante \$39,100
 - Ethos \$45,300
 - Floreta \$50,200

Building Remediation Project

2023

- Completed post-remediation work on Buildings 13 and 18
- Remediated four (4) additional buildings in 2023:
 - Buildings 11, 12, 9 and 15
- Building 16 started and almost complete – well ahead of schedule
- Negotiated contract pricing with R. L. James for the Clubhouse and Pool buildings, remediation to be started soon and completed within 120 days

Roof Damage Insurance Claim

Roof Damage Insurance Claim

2023

- See notes from last year in terms of the history of the claims for Hurricanes Irma and Ian
- Settlements in 2023 were as follows
 - Irma – Gross \$1,000,000
Net \$353,330
 - Ian – Gross \$112,500
Net \$112,500
 - Total \$465,830
- These amounts were then allocated to the roof reserve account

Roofing Project 2024

Roof Alternatives To Be Considered

- 2024-2025 project to replace all roofs
- Obtained engineering report in summer 2023 that addressed 3 roofing alternatives
- Went to RFP process November 2023 – 6 suppliers
- Responses from 4 suppliers
- No quotes on metal so only 2 alternatives

Roof Alternatives To Be Considered

- Decision is Shingles vs Tile
- Vote by Association Members needed either to approve a change in material (if shingles selected) or to approve a special assessment in case of tile
- Voting package will compare alternatives in terms of:
 - Material change
 - Cost
 - Financing
 - Market value
 - Timetable
 - Life Cycle Cost
 - Color

Roof Alternatives To Be Considered

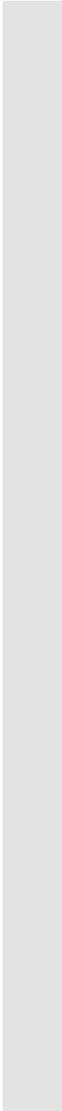
- Cost:
 - Shingles – \$2,100,000 Base + \$900,000 = \$3,000,000
 - Tile – \$3,550,000 Base + \$900,000 = \$4,450,000

- Reserve amount available: \$3,000,000

- Additional special assessment needed:
 - Shingles \$0
 - Tile \$1,450,000 (funded over 9 months)

Insurance – our largest operating expense

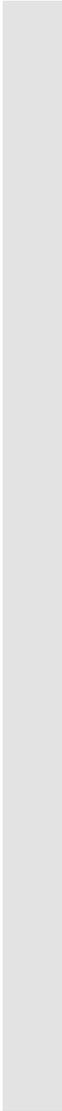
- Double digit percentage increase in cost every year since 2018
- 2023 budget includes a \$95,500 budget increase to \$570,500
- 2024 budget increase of \$129,500 to \$700,000
- Was 35.4% of total 2023 budgeted operating costs
- Now 39.8% of total 2024 budgeted operating costs
- Expected reduction with roof contract/ completion to 2022 levels or below



VICE- PRESIDENT'S REPORT



Internet Project 2024



Internet Project

Background and Purpose

- The Association's current contract with Comcast expires on June 1, 2025.
- Board needs to decide within the next several months whether to just extend that contract for another year or negotiate a new contract with Comcast or another telecom company to provide internet and TV services to our residents.
- With a new contract, we might be able to lower the cost of the services for our residents and upgrade to a fiber optic network that supports higher internet speeds.

Internet Project

Initial Contact

- We have also asked several telecom companies to make presentations at upcoming Board meetings outlining the services that they would provide and the costs of their services.
- The first of those presentations took place on January 19th (Summit Broadband).

Internet Project

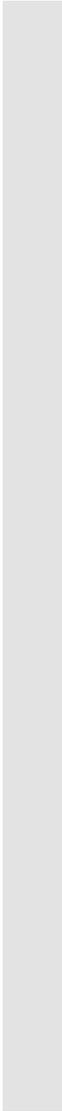
Committee
Formed

- The Board has appointed a committee to evaluate the Association's options and make recommendations to the Board. That committee will hold its first meeting in early February.
- Volunteer Committee Members
 - Brad Baker
 - Dave Carter
 - Bob Kraus
 - Axel De Chevron Villette

Internet Project

Committee Goals

- The committee will evaluate the vendor presentations and do some additional research on this topic, including checking with other condominium complexes in the area to find out how they are obtaining internet and TV services for their residents.
- We are hoping that the committee will be able to complete its evaluation and provide recommendations to the Board by the end of April.



TREASURER'S REPORT

Financial Results

Financial Report

- Audit Status
- Balance Sheet analysis
- Operations analysis
- Building Contingency Fund
- Reserves

Financial Report – Update on Prior Years

- We were playing catch-up due to 2019 audit delays
- 2020 and 2021 audits completed
- 2022 audit being finalized
- 2020 unaudited financial statements and 2021 unaudited financial statements that were presented at 2021 and 2022 annual general meetings will have changes (due to reversal of adjusting journal entries for 2019 and additional accruals for current contract)
- No overall change in assets

Financial Report: Balance Sheet Highlights

At December 31, 2023:

- Cash: \$4,298,500
 - Bank accounts and certificates of deposit/term deposits.
 - Reserves \$3,713,800
 - Building Remediation \$305,000 (non-rounded \$304,979)
 - Operating account has \$279,700.

- Other Assets – Petty Cash, Water reimbursement, Utility deposits, etc. \$37,300

Financial Report: Balance Sheet Highlights

At December 31, 2023:

- Accounts Receivable from Owners: \$244,000 (net \$31,800)
 - Over 90 days is \$206,000, \$24,000 is current
 - This amount is \$33,400 higher than 2022
 - Continued to work with collections lawyers. Replaced collections lawyer with new firm that will do everything and will be more aggressive. Top 5 accounts (1 estate and 4 residents) total \$216,800 – 88.9%. Top 2 are \$193,200
 - Allowance for bad debts is \$212,200 as of 12/31/2023 (expense was \$6,000 in 2023, \$40,000 in 2022)

Financial Report: Balance Sheet Highlights

At December 31, 2023:

- Liabilities (Regular operating)
 - Accounts Payable and accrued \$74,700
 - Resident prepayment and due to residents \$172,600

- Operating equity:

• Beginning balance	\$108,264
• 2023 Loss (unaudited)	<u>(7,050)</u>
• Ending Balance	\$101,214

Financial Report: Balance Sheet Highlights

At December 31, 2023:

■ Contingency Fund Accounts	
• Accrued Retainage to date	\$300,800
• Contingency Rebuilding	\$ 4,200
Total	<u>\$305,000</u>

2023 Contingency Account Activity

	\$
Contingency Fund Cash Balance on 12/31/2022	1,569,215
Member assessments invoiced in 2023	<u>2,000,000</u>
Total Cash Available	3,569,215
Construction Expenses (R. L. James)	(2,963,880)
Engineering Expenses (Delta Engineering)	(170,055)
Post Remediation and Other Project Expenses	<u>(221,525)</u>
Total Expenses	(3,355,460)
2023 Cash Available minus Expenses	213,755
2023 Construction Retainage Increase	91,224
Contingency Fund Cash Balance on 12/31/2023	304,979

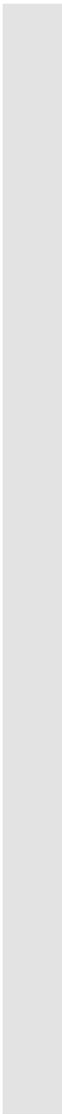
2023 Reserve Fund Activity

	\$
Balance January 1, 2023	2,811,356
Settlements Received	465,830
Member Assessments	432,125
Interest Received	<u>99,363</u>
	997,318
Reserves Spent:	
Income Taxes on Interest	21,000
Exterior Painting	49,160
HVAC	5,714
Roof	15,000
Pool and Spa	<u>4,000</u>
	94,874
Balance December 31, 2023	3,713,800

- New reserve study obtained 2023
- Members approved change method of calculating reserve payments to pooling method

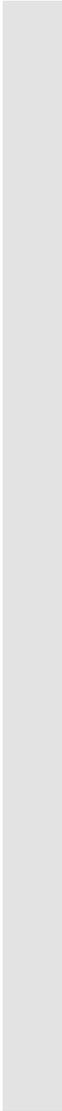


2023 Unaudited Financial Statement Income Statement Analysis



Item	2023 Budget	2023 Actual	Variance	2022 Actual
Assessments	\$1,563,300	\$1,563,306	\$6	1,516,802
Other revenue	\$50,000	\$164,461	\$114,461	\$101,386
Total Revenues	\$1,613,300	\$1,727,767	\$114,467	\$1,618,188
Building Mtce	235,000	365,909	-130,909	285,183
Grounds	164,500	167,227	-2,727	260,775
Common Areas	34,000	31,709	2,291	32,270
Utilities	82,000	86,183	-4,184	75,366
Administration	1,097,800	1,083,787	14,013	1,034,647
Total Expenses	\$1,613,300	\$1,734,817	-\$121,517	\$1,688,211
Net income/ (Deficit)	\$ -	\$(7,050)	\$(7,050)	\$(70,224)

Item	2023 Budget	2023 Actual	Variance	Reason
Building Mtce	235,000	365,909	-130,909	Dry wall \$51,360 Repair \$32,613 Roof \$30,875 Electrical \$22,163
Grounds	164,500	167,227	-2,727	Plantings and maintenance \$12,726 Irrigation \$15,948
Common Areas	34,000	31,709	2,291	Cleaning and painting \$2,740 Pool spa \$2,344
Utilities	82,000	86,183	-4,184	Water net \$13,250 Water meters \$15,667
Administration	1,097,800	1,083,787	14,013	Insurance \$34,933 Income taxes \$9,000 Assoc Fees \$13,543
Total Expenses	\$1,613,300	\$1,734,817	-\$121,517	



MANAGER'S REPORT

Manager's Report

2023 Accomplish- ments

Building Maintenance

- Fire safety:
 - Inspected fire sprinklers 2x/yr. – February and November
 - Replaced 3 FACP Risers
 - Replaced 12 mini-horns and 3 pull stations
- A/C common drain line cleanout 2x/yr. – April and September
- Dryer vent cleanout 1x/yr. – December
- Completed 89 roof repair projects
- Completed 25 drywall repair projects in units
- Pressure washed 13 remediated buildings and carports
- Various electrical repairs – replaced 5 main building breakers, 40 photocells for building lighting, 15 a/c boxes and breakers and 1 electric meter base
- Gutter guards installed on buildings 7, 8, 13, 18

Manager's Report

2023 Accomplish- ments

Grounds Maintenance

- Improved performance and effectiveness of irrigation system – Hostetler took over servicing our irrigation in 2021 and continues to improve the overall health of our lawns and landscaping. Our biweekly maintenance program has kept our irrigation system operating at an optimum level. Over the year they have repaired 5 main valves. They have also provided new irrigation (micros) to our buildings after remediation.
- Annual major tree trimming – palms and hardwoods
- Pepper tree trimming
- Repaired wood on 4 entry signs
- We have continued to replenish landscaping due to construction and will continue as needed.
- Irrigation added to Bldgs 7, 8, 9, 11, 12, 13, 15, 16
- Synergy Landscaping is doing a good job on our lawn maintenance.

Manager's Report

2023 Accomplish- ments

Common Areas

- Resealed fishing dock
- Pressure washed picnic areas/gazebos
- Replaced mailbox door in front kiosk
- Repaired leak in the spa jets
- Resealed and painted both fountains
- 4 Carports repaired after Hurricane Ian
- Replaced all emergency lighting on property (66 total)
- Handicapped railing installed at spa
- Awning installed at spa and sunscreen installed at raised area at Pool A
- Streetlight Repairs and Maintenance - Replaced 28 photocells and numerous lamps (100% of our streetlights have now been converted to LED for energy savings)

Manager's Report

2023 Accomplish- ments

Amenities

- Pools and spa
 - Replaced Pool A and Pool B circulating pumps
 - Replaced spa heater
 - Repaired several Pool A lounge slings
 - Repaired filtration system at Pool A
 - Purchased 4 umbrellas and repaired 4 pool umbrellas
- Exercise room
 - Repaired treadmill and elliptical
 - Replaced a/c in gym
- Tennis Court
 - Replaced tennis light timer
 - Pressure washed and sealed tennis courts
- Basketball Court
 - Pressure washed basketball court
 - Replaced basketball hoop

Manager's Report

2023 Accomplish- ments

Unit Sales and Leasing Activities

- 11 sales transactions
- 45 new leases and 143 renewed lease transactions

Utilities

- New water meters installed in buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
- Performed ongoing follow-up on zero reading meters

Questions From Members

- **Begin your question by stating your name and unit number**
- **One question topic per member at a time, maximum 3 minutes**



Thank you for coming

This presentation will be available
on the website tomorrow