



Open Board Meeting

Friday January 19, 2024

10:00 a.m.

Vintage Grand Clubhouse

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

Call to Order- 10:00

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

Approval of Minutes: December 21, 2023- Charlie made a motion (**Motion #1**) to approve the draft minutes from December 21. Joseph Gianino seconded, and it was approved unanimously.

Officer Reports

1. **President-**
2. **Vice President-**
3. **Treasurer-**
4. **Secretary-** Secretary Don Sheehy reported on the December 2023 financial results:
 - Reserves were up to \$3,723,448 as of December 31 and the contingency rebuilding fund had \$304,998 on hand to continue to fund the building remediation project.
 - Total operating expenses through the end of December were \$7,050 over budget.
 - Total accounts receivable from owners were up \$9,071 to \$243,990 as of December 31. Don made the motion (Motion #2) that the December 2023 unaudited financial reports from be approved and posted on the Vintage Grand website. Joseph Gianino seconded at it was approved unanimously.

Manage Report- Glenn Aitelli reported that there was 1 purchase, 2 lease and 8 renewals in the month of December.

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

- Took down Christmas decorations
- Repaired severed power to cooking pavilion behind building 19
- 5 new dog stations installed
- Annual palm tree trimming completed
- Pool pump replaced at Pool A
- Main irrigation valve repaired by building 1
- Irrigation pump repaired
- Downspout extensions added on buildings 9,11,12
- Unit door replaced at building 15
- FACP panels fixed at buildings 26 and 27

Old Business

1. **Update on Roofing Project**- Charlie gave an update on the roofing project. WJA drew up the specs for the project and held a pre bid meeting with 6 roofing companies. We received 4 bids in total. The bids were for tile and shingles, no bids were for metal. The approximate cost, in total, would be \$3,000,000 for shingles compared to \$4,700,000 for tile. Glenn will contact Palmer Ranch for roofing color approval. Charlie made the motion (**Motion #3**) to send to the owners for approval. Joe Joseph seconded and it was approved unanimously.
2. **Discussion of Cable Contract and Forming Committee**- Joe Joseph discussed the people who will be on the committee. The committee members are Dave Carter, Brad Baker, Axel de Chevron Villette, Bob Krause and Mike Hamid. The committee will be formed to do research and provide their opinion and feedback to the board after presentations from 4 vendors. Charlie made the motion (**Motion #4**) to send the CCC agreement to the Association Attorney to make sure it is in the best interest of the association. Don seconded and it was approved unanimously. Shelley Clark from Summit Broadband gave a presentation outlining their services, prices and options available.

Meeting Adjournment- Charlie made a motion (**Motion #5**) to adjourn the meeting. Joseph Gianino seconded the motion and it was passed unanimously. The meeting was adjourned at 11:16 a.m.