



<p style="text-align: center;"><b>Board Meeting Minutes</b> <b>Friday February 28, 2024</b> <b>10:30 a.m.</b> <b>Vintage Grand Clubhouse</b> <b>4012 Crockers Lake Blvd., Sarasota, FL 34238</b></p>
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Call to Order- 10:30 am

Board Members Present- President Charlie Benedict, Vice President Joe Joseph, Treasurer Don Sheehy Director Joseph Gianino and Director Kristi Carmel was 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: N/A

Officer Reports

1. President – Charlie announced the addition of Kristi Carmel as a director to the Board of Directors.
2. Vice President -
3. Secretary -
4. Treasurer - Treasurer- Don Sheehy reported on the January 2024 financial results:
  - Reserves were up to \$3,747,473 as of January 31 and the Contingency Rebuilding Fund has \$230,265 on hand to continue to fund the building remediation project.
  - Total accounts receivable from owners were up \$4,800 to \$243,990 as of January 31. Don made a motion (**Motion # 1**) that the January 2024 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Joseph Gianino seconded the motion and it passed unanimously.

Managers Report

Glenn Aitelli reported that there were 5 sales, 6 leases and 20 renewals in the month of January. Property management projects completed since our last meeting include:

- Annual Fire Extinguisher Inspection
- Building Light Repaired at Building 11
- Main Irrigation Valves Repair at Buildings 1 and 7
- Backflow Preventer Repaired
- Gutters Installed on Building 15
- SRQ Plumbing Installed New Water Meters in Buildings 12 and 13

- Flowmeter Repaired at Pool B
- FACP Repaired on Building 12
- Annual Fire System Inspection

#### Old Business

1. **Internet and Cable TV Committee Update-** Charlie reported that Dave Carter resigned from the committee. The committee will meet tomorrow to assign a new chair.

#### New Business

1. **Fishing Pier Retaining Wall-** Charlie discussed the erosion of the soil at the fishing pier. The pier is beginning to shift as the existing railroad ties have decayed over the last 30+ years. The board held discussion regarding the best method to secure the pier with safety and longevity in mind. Joseph Gianino recommended hiring an engineer. Charlie recommended using Rambo Services to reinforce the pier as it was originally constructed. Charlie made the motion (**Motion #2**) to accept Rambo's estimate. Joseph Gianino seconded and it was approved unanimously.
2. **Brazilian Pepper Trees-** Charlie discussed the pepper trees on property. There was a question from the ownership regarding the possible damage caused by the pepper trees and if there was a plan to pay for any needed repairs. Joe Joseph mentioned that we have had a structural engineer on property since 2017 and no issues have been discovered. Bill Wild recommending checking the foundation of building 17. Bill also recommended putting up notices to alert residents when trimming takes place due to possible toxicity. Charlie agreed that an arborist might be needed to analyze our situation.
3. **New governing document violations identified by management-** Discussion and vote on whether to refer all or only a portion of Violations (**List #62**) 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. Joseph Gianino seconded the motion, and it was approved unanimously. The meeting was adjourned at 11:10 m.