



Board Meeting Minutes

Wednesday April 24, 2024

2:00 p.m.

Vintage Grand Clubhouse

4012 Crockers Lake Blvd., Sarasota, FL
34238

Call to Order- 2:00

Board Members Present- President Charlie Benedict, Director Joseph Gianino and Director Kristi Carmel were present in the clubhouse. Vice President Joe Joseph and Treasurer Don Sheehy 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.

Officer Reports

1. **President** -
2. **Vice President** -
3. **Secretary** -
4. **Treasurer** - Don Sheehy reported on the February and March 2024 financial results:
 - Reserves were up to \$3,780,448,512 as of March 31.
 - Total operating expenses through the end of March were \$166,080 over budget, due to current insurance status.
 - Total accounts receivable from owners were up \$17,870 to \$257,061 as of March 31. Don made a motion (**Motion # 1**) that the February and March 2024 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 was no purchase, 6 leases and 23 renewals in the month of March.

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

- Gutters, landscaping and drainage installed at buildings 15 and 16
- Replaced mail door at the front mail kiosk
- Added handicapped spot at building 8
- Stained fishing pier
- FACP repaired at building 22
- 6 new cooking grills installed
- Property wide tree trimming completed
- Replaced chlorine stenner at Pool A
- Upper unit inspections completed at buildings 25,26,27 and 28

Old Business

1. **Internet and Cable TV Committee Update**- Spencer from Community Cable Consultants gave an update on the interviews conducted for fiber optic options. He also discussed his companies experience in the industry. He reported that he has spoken with Summit, Comcast, Blue Stream and Hotwire. Don had questions about the recent survey, asked if owners want proposed service.

New Business

1. **Trees in Entry**- Glenn reported that he is waiting for a refreshed quote for Crepe Myrtles as the previous quote was 6 months old.
2. **Lighting at Sarasota Square Blvd and Entry**- Glenn reported that he was referred to FPL by the county and has requested a evaluation of the area in question.
3. **Unit Key Requests**- Joe Joseph discussed the issue of owners not giving a copy of the unit to the office. He recommended using the same procedure used for delinquent leases, fining \$100 per day up to a maximum of \$1,000. Charlie made the motion (**Motion #2**) to send to the association attorney for clarification. Joseph Gianino seconded and it was approved unanimously.
4. **Pool B Pool House Estimate**- Charlie discussed the estimate from Impact Homes to rebuild the pool house at Pool B. Charlie made the motion (**Motion #3**) to accept the bid. Joseph Gianino seconded at it was approved unanimously.
- 5 **New governing document violations identified by management**- Discussion and vote on whether to refer all or only a portion of Violations List #63, #64 and #65 to the Fines Hearing Committee - The board was furnished a list and set of pictures identifying 61 violations of the Associations trash and recycling rules and 9 balcony violations. There were also 2 non-compliant renewal fines. Charlie made the motion (**Motion #4**) 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 #5**) to adjourn the meeting. Joe Joseph seconded the motion, and it was approved unanimously. The meeting was adjourned at 3:25 p.m.