



Board Meeting Minutes
Wednesday August 28, 2024
1:30 p.m.
Vintage Grand Clubhouse
4012 Crockers Lake Blvd., Sarasota, FL
34238

Call to Order- 1:30 pm

Board Members Present- Directors Joseph Gianino and Kristi Carmel were present in the clubhouse. President Charlie Benedict, 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.

Approval of Minutes- Charlie made the motion (**Motion #1**) to approve the meeting minutes from July 24, 2024. Kristi seconded and it was approved unanimously.

Officer Reports

1. **President** – Charlie reported that roofers were on building 5. Hope to have the roofing project completed by the end of September. He stated then roofers were on schedule. We are still waiting for the permit to replace the pool house at Pool B.
2. **Vice President** -
3. **Secretary** –
4. **Treasurer** - Don Sheehy reported on the July 2024 financial results:
 - Reserves were at \$3,502,920 as of June 30.
 - Total operating expenses through the end of July were \$227,170 over budget, due to current insurance status.
 - Total accounts receivable from owners were up \$4,499 to \$291,345 as of July 31. Don made a motion (**Motion # 2**) that the July 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 were 1 purchase, 3 leases and 9 renewals in the Month of June

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

- 3 Trees removed by Bouie Tree Service
- River Rock Installed at Fishing Pier
- New Flowers Installed
- Irrigation Valve Repaired at 16
- Wind Mitigation Inspections for Bldgs 28-14
- A/C Drainlines Cleaned Property Wide
- Pool A Drained, Acid Washed and Filled
- Replaced Fire Riser at Bldg 9
- Drywall Repairs to 4 Units

Old Business

1. **Brazilian Pepper Trees**- Joeseeph Gianino presented estimates from three companies, Stantec, Ecopro and Siesta Key Landscaping for removal of the Brazilian Pepper Trees. He discussed the improved beatification of the property, especially the main entrance where you would be able to see the lake upon entry. Don asked if the apartment complex would possibly share the costs. Don also asked how long the estimates were good for. Charlie recommended that the board take the issue under consideration.

New Business

1. **Board Member Resignation**- Director Kristy Carmel announced that she would be resigning from the board effective immediately. She thanked the board members and explained that she was resigning for personal reasons.
2. **New governing document violations identified by management**- Discussion and vote on whether to refer all or only a portion of Violations List #69 to the Fines Hearing Committee - The board was furnished a list and set of pictures identifying 58 violations of the Associations trash and recycling rules and 8 balcony violations. Charlie made the motion (**Motion #3**) that the list be referred to the fines hearing committee. Kristi seconded the motion and it was approved unanimously.

Meeting Adjournment- Charlie made a motion (**Motion #4**) to adjourn the meeting. Kristi seconded the motion, and it was approved unanimously. The meeting was adjourned at 2:35 p.m.