



**Board Meeting Minutes**  
**Wednesday October 31, 2024**  
**10:00 a.m.**

**Vintage Grand Clubhouse**  
**4012 Crocker's Lake Blvd., Sarasota, FL 34238**

## **AGENDA**

Call to Order- 10:00 am

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

Proof of Notice- President Charlie Benedict reported that the notice for this meeting was posted at the Clubhouse and posted on the website according to Florida Statutes.

Approval of Minutes: October 31, 2024- Charlie made the motion (Motion #1) to approve the minutes from October 31, 2024, Joe Joseph seconded and it passed unanimously.

### Officer Reports

1. President – Charlie reported that Impact had begun demoing the bathrooms at Pool A. The doors, tile and fixtures have been removed from the ladies' room and are being replaced. Charlie also spoke about having the buildings pressure washed after the storms. Timeframe for the pressure washing is mid-January.
2. Vice President – Joe Joseph reported that the Frontier contract has been signed. We will meet with Frontier to schedule installation.
3. Secretary –
4. Treasurer – Don Sheehy reported on the August and September 2024 financial results:
  - o Reserves were at \$1,541,810 as of September 30.
  - o Total operating expenses through the end of July were \$174,228 over budget, due to current insurance status.
  - o Total accounts receivable from owners were up \$7,571 to \$298,915 as of September 30. Don made a motion (Motion # 2) that the July 2024 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Joe Joseph seconded the motion and it passed unanimously.

Manager's Report- Glenn Aitelli reported that there were 1 purchase, 2 leases and 15 renewals in the Month of September

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

- Backflow check valve repaired
- Compactor drain cleared/pressure washed
- Wind Mitigation inspections for buildings 7-13
- Compactor door repaired
- Main breaker building 1 replaced

- Clubhouse sign installed
- Re-plumbed spa pump
- Repaired compactor gate
- Boneyard gate repaired

### New Business

1. Vote To Elect New Board Member Jeff Brown- Charlie introduced Jeff Brown and discussed his background. Charlie made the motion (**Motion #3**) to elect Jeff to the Board of Directors. Joseph Gianino seconded and the it passed unanimously.
2. New governing document violations identified by management – Discussion and vote to refer all or only a portion of Violations List #70 and #71 to the Fines Hearing Committee- The board was furnished a list and set of pictures identifying 51 violations of the Associations trash and recycling rules and 6 balcony violations. 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 10:34 p.m.