



Board Meeting Minutes
Wednesday December 4, 2024

10:00 a.m.

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

Call to Order- 10:01 am

Board Members Present- President Charlie Benedict, Vice President Joe Joseph and Director Joseph Gianino was present in the Clubhouse, Treasurer Don Sheehy and Director Jeff Brown 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:

Officer Reports

1. President -Charlie reported that women's room at pool A has been demoed and the stall, tiles and tile have been installed. Waiting for the vanity to be installed. Charlie also discussed permitting issues and storm cleanup.
2. Vice President
3. Secretary -
4. Treasurer - Don Sheehy reported on the November 2024 financial results:
 - o Reserves were at \$1,020,139 as of November 30.
 - o Total operating expenses through the end of July were \$132,460 over budget, due to current insurance status.
 - o Total accounts receivable from owners were down \$6,434 to \$300,938 as of November 30. Don made a motion (**Motion #1**) that the November 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 2 purchase, 3 leases and 15 renewals in the Month of November.

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

- Final Wind Mitigation inspections at bldgs. 6-1
- Replumbed pump room at Pool A
- Asbestos test for Pool B pool house
- Repair Compactor door
- Emergency light replaced at building 4
- Replaced breakers and photocells at building 20
- Replaced the pump in the front fountain
- # street light bulbs replaced

New Business

1. Parking/Towing- Joe Joseph discussed the parking situation on property. He outlined his meeting with Tyler from Action Towing detailing the issues with our current towing policy. Joe made a motion (**Motion #2**) to tow without having to sticker first, effective January 1st. Don seconded. Charlie, Joe, Don and Jeff voted for and Joseph Gianino voted against. The motion passed 4-1.
2. Approval of the 2025 Budget- Don discussed the 2025 budget and the challenges of the storms. Don also spoke about a 3-year plan for the Association. Don made the motion (**Motion #3**) to approve the 2025 budget. Charlie seconded and it passed unanimously.

Meeting Adjournment- Charlie made a motion (**Motion #4**) to adjourn the meeting. Joe Joseph seconded the motion, and it was approved unanimously. The meeting was adjourned at 11:14 a.m.