Board Meeting Minutes
Thursday February 20, 2025
10:00 a.m.
Vintage Grand Clubhouse
4012 Crocker's Lake Blvd., Sarasota, FL 34238

Call to Order- 10:00 am
Board Members Present- President Charlie Benedict, Vice President Joe Joseph, Treasurer Don Sheehy and Treasurer Jeff Brown and Director Joseph Gianino was present in the Clubhouse. 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 that the roof project was complete, pending final punch list. Pool A bathrooms are completed and the work to install the paint room and shop doors begins next week. Still waiting for the Pool B permit. Returned again asking for three more items. We received two bids to redo pool, deck and fence at Pool B. Charlie also spoke about the possibility of a special assessment as voted by the owners.
2. Vice President -
3. Secretary -
4. Treasurer - Don Sheehy reported on the January 2025 financial results:
   - Reserves were at $729,043 as of January 31.
   - Total operating expenses through the end of July were $7,709 over budget, due to tree trimming in January.
   - Total accounts receivable from owners were down $834 to $2521,15 as of January 31. Don made a motion **(Motion #1)** that the January 2025 unaudited financial reports from PCM be approved and posted on the Vintage Grand website. Joseph Gianino seconded the motion and it passed unanimously.

Manager's Report- Glenn Aitelli reported that there were 2 purchase, 2 leases and 14 renewals in the Month of January.

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

- Dryer Vents cleaned
- 2 Pine trees at carport near 16 removed
- All buildings pressure washed
- Annual Fire Alarm inspection completed
- Palm Tree trimming completed
- Hostetler repaired valves near buildings 9 and 10
- Fire Riser replaced at building 15
- Main Street valve replaced at building 15

- FACP panels replaced at buildings 6,13 and 18
- Maintenance made new gates for the pump room at Pool A

Old Business-

1. **Status of Hurricane Remediation**- Glenn reported that the storm cleanup was finally completed. Bouie tree service spent over three months clearing debris and trimming away the broken limbs from the buildings. The only thing left to do is some repairs to the carports which should begin within the next few weeks.
2. **Status of window replacement**- Glenn has been in contact with Mullett Aluminum to resolve the warranty issue with approximately 15 windows. Mullets has been trying to get PGT to provide the glass for the windows. Once they are able to obtain the glass we can move forward with the repairs.

New Business

1. **Discuss the Gold Pledge Warranty for Roofs**- Joe Joseph discussed the GAF Gold Pledge Warranty and the benefits. The warranty can only be offered by a Master Elite Contractor and includes a 50-year labor and material, manufactured backed warranty. This warranty also has an unlimited wind rating. The cost of the warranty is $47,700. Joe Joseph made the motion **(Motion #2)** to purchase the warranty. Jeff Brown seconded and it was passed unanimously.
2. **Discuss the bids for re-sealing black top**- Charlie discussed resealing and restriping the parking lot. He also discussed the need to inspect and raise the two sunken drains at buildings 12 and 17. We received two bids, one from Impact and another from Advanced Asphalt for $80,000 and $69,234.45 respectively. Charlie made the motion **(Motion #3)** to approve the proposal from Advanced Asphalt. Joseph Gianino seconded and it was passed unanimously.
3. **Mail Kiosks**- Joe Joseph spoke about the need to upgrade our two mail kiosks. The doors are not made any longer and it is just a matter of time before we can no longer fix them. Joe also discussed getting bids with a larger overhang and a rendering of the new kiosk.
4. **Acceptance of the Three-Year Plan**- Charlie discussed the future for the property and the three-year plan. He discussed the landscaping, blacktop, pools and fiber optic infrastructure. Charlie made the motion **(Motion #4)** to accept the three-year plan. Joe Joseph seconded and it was passed unanimously.
5. **Landscaping Plan**- Charlie discussed the plan for landscaping. We are currently getting multiple estimates for each part of the property. He discussed doing the entrances and pools first and then systematically going through the property to refresh the old landscaping.
6. **Frontier Fiber Update**- Charlie announced that Frontier will begin to install fiber to the buildings on Monday. It will take approximately a month to do the all of the buildings. They will also begin the underground installation beginning with the front of the property.
7. **Questions from Owners**- Charlie opened the floor for owner questions. Mike Hamid asked about the timeline for the back pool to be completed. Charlie explained the issues with permitting. Gary Rogier asked about the Fiber installation and if they remove Comcast lines. Joe Joseph replied that they do not remove the existing cable.

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 11:08 a.m.