



VINTAGE GRAND CONDOMINIUM ASSOCIATION NEWSLETTER 2019 #10

The Vintage Grand Condominium Association Newsletter

The newsletter is a team effort of the Vintage Grand Board of Directors and reflects the input and review of each of us. Our goal is to provide key information through this newsletter on a monthly (every 4 weeks) basis. More time sensitive information will be communicated by e-blasts between newsletters.

Key Goals and Priorities

1. Continuous progress on the remediation of buildings
2. Renewed focus on the care and maintenance of grounds and common elements
3. Proficient and professional management of the day-to-day operations of our association
4. Open two-way communication with owners

1. Building Remediation Update

Work Completion Status – First Five Buildings

- Painting of Balconies and Lanais: The balconies and lanais in buildings 19, 22 and 28 that were not painted by Elias Brothers last year will be painted by Josue's Maintenance Services, LLC (JMS) during the week of June 24. The affected residents will be notified and asked to remove their furniture and belongings from their balconies/lanais.

Current Phases of Remediation

- Overall Schedule:
R. L. James' work is currently tracking one to two weeks ahead of the schedule that they furnished on May 15. An updated schedule document, dated June 12, 2019, was provided this week and has been posted to the Vintage Grand website.
- Building 14 Status:
All of R. L. James' remediation work on this building has been completed and the Association's post-remediation work is in progress. A new building identification sign has been purchased and installed. Westcoast Landscape and Lawns has completed the installation of an improved drainage system at the back of the building and is currently making repairs to the irrigation system and completing final grading. During the week of June 17, Westcoast will add additional plantings to restore the landscape appearance and D&D Seamless Gutters will install new gutters and downspouts.
- Building 25 Status:
All of R. L. James' remediation work on this building has been completed and the Association's post-remediation work is in progress. A new building identification sign has been purchased and installed. Westcoast Landscape and Lawns has completed the installation of an improved drainage system at the southwest corner of building and is currently making repairs to the irrigation system and completing final grading. During the week of June 17, Westcoast will add additional plantings to restore the landscape appearance and D&D Seamless Gutters will install new gutters and downspouts.
- Balconies:
All of R. L. James' remediation work on the balcony support structures for units 727, 1324 & 1824 has been completed and the balconies and related first floor lanais have been reopened for residents' use.

- **Building 24 Status:**
R. L. James' work on this building is approaching a "substantial completion" status. Painting of exterior walls has been completed and the painting of the interior breezeway walls and stairways is in progress. The reinstallation of balcony railings and lanai screens has also been started and is scheduled to be completed during the week of June 17.
- **Building 26 Status:**
 - **Elevation H (north gabled end) and Elevations A, B and C (parking lot side of building):** Stucco cement application has been completed on Elevations H and A. On elevations B and C, plywood sheathing, Tyvex building wrap and new windows have been installed and the installation of black paper, lathe and other stucco accessories is in progress.
 - **Elevation D (south gabled end) and Elevations E, F and G (pool side of building):** Plywood sheathing, Tyvex building wrap and new windows have been installed on Elevation D. Stucco demolition and damage discovery work has been completed across the pool side of the building (Elevations E, F and G) and wood frame repairs have been started.
- **Building 27 Status:**
R. L. James will be erecting scaffolding and starting stucco demolition work on the west gabled end of the building (Elevation H) and across the pool side of the building (Elevations E, F and G) during the week of June 17.

Status of Legal Proceedings:

- **Breach of Warranty and Breach of Fiduciary Duty Lawsuit Against Developer and Developer-Appointed Board:** The developer's attorney has just forwarded a proposed settlement offer that is somewhat better than offers made during the inconclusive mediation sessions that were held on May 2-3. After our attorney has completed his investigation of some related issues, this settlement offer and our attorney's recommended response will be discussed at a closed legal board meeting.
- **Building Collapse Claim Against Association Insurance Carriers:** There has been no change in status since our previous newsletter. We are still waiting for the three-person arbitration panel to resolve the arbitration meeting dates and location.

2. Grounds and Common Elements Update

- The spa heater was replaced, and we now have a reliable heater with lower monthly propane gas costs.
- We have upgraded the security cameras at the pool gates to higher definition cameras that will provide better facial recognition. We have also installed a camera in the fitness room.
- The annual inspection and testing of smoke detectors in units was completed.
- Pot holes in the parking lots have been repaired.
- We are finalizing schedules of daily and annual common elements maintenance, and these will be posted to the Owners website in the coming month.

Landscaping and Irrigation

- Those who follow the weather reports for the gulf coast will know that the past month has been unseasonably hot and dry. In May 2018 Sarasota County recorded 7 inches of rain, whereas this past May only 1.8 inches of rain fell.
- County rules permit irrigation systems at multi-unit properties such as ours to run only twice per week. This despite the fact that the water for our irrigation needs is pumped from the lake and is not county supplied fresh water.
- Our irrigation system does indeed run at night twice per week. However there are brown spots of grass and wilting shrubs. As noted in previous editions of this newsletter, we have many types of grass

species that have been planted at Vintage Grand over the years. Some are not drought tolerant or contain fungus, and these areas are not green. Our irrigation system also requires costly maintenance to replace heads and rotors and adjust the buried height of many of the sprinkler heads. This has resulted in the system not providing 100% water coverage, as we work with WestCoast Landscape and Lawn to prioritize repairs given our finite budget for irrigation system repairs.

- All of Palmer Ranch and south Florida is struggling with crispy grass and dying flowers as a result of this shortage of rain. Even posh properties such as The Hamptons and Lakewood Ranch are brown and dry.

New Pool Maintenance Company

- In early June pool maintenance company A&D Pools gave us very short notice that they would no longer be providing maintenance services of our pools and spa. It seems they were miffed that the Association had not awarded them the contract to replace the spa heater, at a quoted price significantly higher than the other bid received.
- Our Association Manager quickly contacted several pool maintenance vendors for quotes. Most were not taking on new clients or could not accommodate our 3 time weekly cleaning requirement. At the June 7 Board meeting the Board accepted a proposal to engage Ever Blue Pool Care as the new pool maintenance vendor, and they have now begun servicing the Association.
- Ever Blue handles other large properties and also performs pool maintenance of a large water park with wave pools in Miami. The representative of Ever Blue was very knowledgeable about our pool system and recent inspection reports, and we are comfortable that they can maintain our pools and equipment.
- The monthly cost of the new provider is somewhat higher than the previous provider, and the cost increase will be covered by the reduced monthly cost of gas for the new spa heater.

3. Proficient & Professional Management of the Association

Money Due From Owners

- In the past month notices were mailed to 52 owners owing \$200 or less in overdue fees and fines. Please remit these funds promptly.
- We also have active procedures in place to contact owners with larger arrears, followed by letters from our collections attorneys as needed. The Association charges overdue fees and interest to the full extent our governing documents allow, and takes all legal action – including mediation, registration of liens and forced sales – to the full extent allowed under Florida law.

Insurance Annual Renewal

- The Association has 6 insurance policies - covering property, general liability, crime, officers & directors, commercial umbrella, and workers compensation – which renew in early June of each year.
- We use the services of a well-recognized insurance broker which specializes in multi-unit properties to solicit quotes for coverage for us.
- In past years the aggregate premium has increased by up to \$2,000 annually, and we used that historical experience in our 2019 budgeting. To our shock and dismay, the insurance coverage renewal is \$68,000 higher (a 28.5% increase) for the 2019 – 2020 policy.
- The increase is due to higher costs for property and general liability insurance. The property insurance premium increased by 13% to \$241,215 and we are remaining with our existing insurer Lloyd's of London. The broker contacted over 30 insurance companies for quotes and the vast majority would not quote due to our wood frame construction, the age of the property, or our proximity to water. Lloyd's provided the lowest price. We did have the option to increase our hurricane deductible from

3% to 5% for a savings of \$15,000 in premiums but we believe that taking on this extra risk is not prudent and did not adopt this change in coverage.

- The general liability premium tripled, increasing from \$11,739 to \$35,009. Our past insurer in this category, Lloyd’s of London, has exited this line of insurance and the new insurer is United National Insurance Co. Ten insurers were contacted, 8 would not quote and the other quoted a higher cost.
- The Board ratified the insurance renewal at the June 7 Board meeting. A motion was also passed to discuss the insurance market with brokers in October as part of the budget process, in order to determine forecast renewal costs and facilitate a review of existing coverage.
- We realize that this is very dry information and thank you for reading this far. But we feel it’s important to share the details of this significant cost.

April Financial Results

- April financial results have been received but have not yet been presented to the Board as our Treasurer was travelling overseas.
- The results were very good and will be discussed in more detail following Board approval.

Florida Labor Market shortages

- There is virtually no unemployment in Florida, and this is having an impact on our vendors, and in turn on our Association. You may recall that RL James indicated that the speed at which they could undertake our remediation was constrained by the availability of carpenters in Florida. This month two pool maintenance companies did not bid to service us as they could not staff up to do this. Several of our existing vendors struggle to stay fully staffed and hire on new people, and this has an impact on delivery dates and contracted staff presence. This is a challenge we collectively face in sourcing bids and having services performed in a timely manner at our Association.

4. Two-Way Communication with Owners

- All newsletters are posted on the website in the Owners section, for handy reference.
- Please remember to use [Request Form to Vintage Grand Office](#) for all correspondence with the office.

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