



# RENAISSANCE TIMES

Fall/Winter 2016

## MANAGER'S CORNER

Welcome home to our returning residents!  
We're glad to have you home and hope you had a peaceful summer.

**Annual Meeting:** The annual meeting of owners will be held Thursday, December 15<sup>th</sup> at 6:30 p.m. in the clubroom. Immediately following that meeting, there will be an organizational meeting to appoint officers of the Board of Directors.

It was not necessary to have an election this year as there were an equal number of candidates and open seats. The members of the Board of Directors and the offices they currently hold are:

Reva Mitchell, President  
Deborah Codella, Vice President  
Emanuel "Manny" Lauria, Treasurer  
Thomas Greaney, Secretary  
William "Bill" Reynolds, Director

**Leaving for the Holidays?** There are a few important things that need to be done before you leave the building for out-of-town travel. Inform the desk of your departure and return dates. Bring everything in from your balcony so that those items do not become missiles during high winds. Turn the water shutoff valves. Check your A/C over to make sure it's in good working order and that the condensation pan is dry. Hire home watch or ask friends or family to check on your home in your absence and let staff know who will be coming in. Leave a key to your car on the kitchen counter, in a drawer or with your home watch person in case there is an emergency that would necessitate it to be moved. And finally, enjoy your holidays.

**May Lane Gate:** The May Lane access control gate is installed and functioning. A multi-code garage door opener will work to open the gate. The primary reason for the gate is to deter drivers from using May Lane as a thoroughfare to and from US 41. Other restrictions include no parking by commercial vehicles, vendors or vehicles with signage. The strict parking rules are being enforced by the City of Sarasota. Residents of the Renaissance, Alinari and

Valencia may park on May Lane on an occasional basis but the vehicle must display a decal issued by staff from the respective communities. Guests and contractors must park in designated areas at each community. In the event of guest parking shortage, guests may register to receive a temporary parking pass for May Lane parking.

## 2016 PROJECTS COMPLETED

**Redesign:** The final phase of the redesign project was completed this year. All areas that were not painted earlier, received a fresh coat of paint. The media room was completely redesigned. The service hall, business center, conference and fitness room were painted and new flooring was installed. New counters and paint spruced up the locker rooms. The equipment in the fitness room will be replaced in 2017. Take a look around and enjoy the beautiful common areas of your home.

**Water Softener:** The water softening system was refurbished this summer. The filter medium was completely replaced as were the controller valves. The system is up and running beautifully.

**Hot Water:** A number of condominiums on the north end of the building had serious problems with hot water delivery. It was taking a very long time for the occupants to receive warm water – in most cases, they never enjoyed hot water. A major retrofit of the hot water circulation system on the north end of the building solved this problem. Water consumption has noticeably decreased since much less water is being wasted.

**Main Garage Gate:** After many failures, the closer for the main entry/exit garage gate was replaced in November. Since then, we have enjoyed smooth and consistent gate operation.

**Doors Replaced/Repaired:** The metal doors at the service hall, pool entry/exit near the kitchen, second and third floors garage entry/exits were replaced this summer. The big glass doors that are the main entry/exit on the first floor were overhauled.

**Boiler Refurbishment:** The boiler was completely refurbished which has made it more efficient. This will also help to extend the life of it.

## PROJECTS PLANNED FOR 2017

Major projects planned for 2017 include:

**Awnings:** Replacement of the awnings on the third level of the garage. The supporting frames will be replaced, and then new awning canvas will be installed. This project is tentatively planned for summer 2017. No vehicles can be on that level of the garage during this work. If you park on the third level of the garage and leave the Renaissance during the summer, please arrange with your home watch professional, family, and/or friends to be able to move your vehicle when the time comes. Please let staff know who to contact in the event your vehicle needs to be moved from the job site.

**Fitness Equipment:** The fitness equipment will be replaced before the end of 2017. There is a committee working with professionals to meet this goal. The tremendous response to the fitness room survey helped to get this project moving. Thank you for taking the time to complete and return the survey.

**Media Room Equipment:** The audio & visual equipment in the media room will be replaced. Most of it is original equipment and does not fulfill the needs of residents who use that room.

## GENERAL HOME MAINTENANCE

**A/C Maintenance:** Have you had the air handler in your unit checked lately? It's recommended that you have it checked and maintained at least once a year and ideally, twice a year. The pan beneath the unit in your utility closet is there to collect condensation that isn't draining as it should. If all is functioning properly, the unit will turn itself off if water is detected. Otherwise, the pan will overflow causing all sorts of problems in your home and/or the homes of your neighbors – next to you and below you. The repair of these problems can be costly. It's much less expensive to have regular A/C maintenance.

Consider purchasing a water alarm. They cost roughly \$12 and can save you hundreds to thousands of dollars in costly repairs. They are small, battery operated and easy to install. They emit a very loud alarm when in contact with water. You can put one

near your air handler pan, under a sink, near your washing machine and near a toilet.

Even if you are not home, a neighbor will very likely hear the alarm because they are very loud. Courtney has a supply of water alarms for sale in her office and will be glad to show you how easy they are to use.

**Drains & Backups:** This is a serious item that everyone should pay attention to.

**Please be very careful about what you put down your drains and flush down your toilets.** No grease should be put down any drain ever. No female sanitary products, diapers, paper towels or kitty litter should be flushed down the toilets. A garbage disposal recommendation by plumbers is that if you cannot eat it, it should not be run through the garbage disposal. If any of these items are ignored, it could lead to a serious sewage backup in your home or the home of your neighbors. The plumbing system in the building is shared by everyone. Your actions in this regard affect the entire system.

**Please seek the help of a professional** if you believe you have a blocked drain, garbage disposal or toilet. That good friend who helped you with that plumbing project may do more harm than good, costing you far more than the price of a professional plumber. There are many microbial products available that are safe and effective in keeping drains clean and deodorized. They do not harm the pipes or fixtures. They are usually liquid and are poured into drains periodically. The friendly bacterial cultures adhere to the drain pipes and continually eat away at the organic residue left in the line. Check online for a product and consider using it in your home.

## SOCIAL COMMITTEE

Every Tuesday residents meet informally in the clubroom at 6:30 pm for drinks, appetizers, and conversation. Come join the fun. All Residents are welcome! Bring your own beverage and an appetizer or snack to share.

The annual Christmas tree decorating party will take place Tuesday, December 6<sup>th</sup> at 6:30 p.m. in the clubroom. Please bring your own beverage and an appetizer or snack to share. The Social Committee will provide a champagne toast. Residents Harry &

Leslie Fager will be providing entertainment. It will be a lot of fun.

The Social Committee will be hosting the annual New Year's Day brunch. Watch for details in your email box and outside of the mail room. This is always a fun event.

If you'd like to receive email announcements of Renaissance social events and of events in town, please send your email address to Chris Baer, Social Committee Chair – [baerc3436@gmail.com](mailto:baerc3436@gmail.com). She sends a weekly list of local happenings.

## PETS

With the building of the Valencia project underway, areas to walk dogs have become scarce. The Alinari owns the green space beside and behind that building and would appreciate you not walking your dogs on their property. That leaves just the common master association areas. Those include the center area on May Lane and the green space around the pond in front of both buildings, as well as the bit of grass at the southwest end of the Renaissance.

Please clean up after your dogs. There are doggie bags in a dispenser on the wall right next to the service door and a convenient trashcan outside of the door. Please grab a bag on your way out. Also, prevent your dog from relieving itself on the columns, walls and plantings around the ground floor of the building exterior. Your neighbors will greatly appreciate this consideration.

Only unit owners may have pets in the Renaissance and all pets must be registered. Please visit the front desk and bring a photo of your pet. There is a 30-pound weight limit.

*No visiting pets are permitted in the building.*

## VEHICLE REGISTRATION

Vehicle ID decals are required for all vehicles. Please obtain yours from Courtney. You'll need to re-register your vehicle to be issued the ID decal and it takes just a few minutes.

## GUEST SUITES

There are two, newly redesigned guest suites on the first floor. Residents are encouraged to reserve them for their overflow guests. Each is outfitted like a small hotel room with a queen-sized bed; full, handicap-accessible bathroom; microwave; small refrigerator, and other necessities common in a hotel room. Ask about the reasonable fees when you call to make your reservations. The resident must currently be in residence at the Renaissance in order to utilize the suites.

## RULES & REGULATIONS EXCERPT

### Trash Disposal and Recycling

- Trash, boxes, recyclables, and any other items, may not be left in the trash chute room or service elevator alcoves. Bring items that do not fit in the chute to the recycle area on the first floor.
- One trash chute access is located on each floor.
- Use bags designed to dispose of trash. Do not use small plastic shopping bags.
- Cat litter must be double bagged and sealed before placing in the trash chute. Do not flush litter down the toilet as it will damage the plumbing within the building.
- All table scraps, soft and wet food waste should be disposed of in the kitchen garbage disposal.
- Boxes, including pizza boxes, cannot go into the trash chute. Bring all flattened boxes down to the recycling area.
- Trash bags must not be left on the carpeting outside your unit or on any common area carpeting.
- Place small, used batteries in the receptacle in the first floor recycle area for proper disposal.

A complete copy of the Rules & Regulations is available by email or hard copy from Courtney.

## IN-UNIT REMODELS

After careful consideration the Architectural & Facilities Committees recommended to the Board of Directors that it pass a motion restricting the timing of in-unit remodel projects. The Board did this at its September meeting. Going forward, no in-unit work may be done during the period beginning the Monday of Thanksgiving week through to approximately one week after the New Year's day. The end date will fluctuate depending upon what day the New Year's holiday falls.

## EMERGENCY PREPAREDNESS COMMITTEE

A dedicated cadre of residents has come together through the leadership of Marianne Lauria to form a strong Emergency Preparedness Committee. Marianne has facilitated training for the volunteers that included information needed to help with administrative tasks and mechanical tasks in the event of an emergency. Some committee members have been trained by Courtney Silverstine so that they can assist in the lobby and at the desk to keep things running smoothly and efficiently. Other committee members were trained by Bob Rebey to become familiar with the mechanical systems in the building. Both trainings were eye-opening for those who participated. Few know what happens "behind the scenes."

Marianne also arranged for representatives of the Fire Department to come speak with interested residents about fire safety in our homes. That session was so well received that Marianne hopes to organize another for early next year.

Earlier this year, Disaster Planning Guides were left in each resident's mailbox. That document has a wealth of information to help you personally prepare for almost any emergency. In our area we tend to think of hurricanes as our only emergency situation. Emergencies come in all shapes and sizes and being prepared before one occurs is the key to getting through it safely. Follow the recommendations outlined in the Disaster Planning Guide to ensure that you have what you need in the event of an emergency. If you misplaced your copy, pick one up in the business center.

## ELECTRIC VEHICLE CHARGERS COMMITTEE

A small but dedicated committee has formed to investigate the installation of electric vehicle (EV) charging stations for use by residents. One option being seriously examined is solar chargers. If you'd like to help with this committee, please send Kathy Grandt an email message [kgrandt@rencondo.com](mailto:kgrandt@rencondo.com) or leave a note for her at the desk.

## 2017 BUDGET & PAYMENT OF FEES

The 2017 operating budget was passed at the November meeting of the Board of Directors. The budget calls for a slight increase in Association fees. New payment coupons have been ordered for each homeowner and will be mailed to you within two weeks. If you don't have yours by December 21<sup>st</sup>, please let us know.

Please take note of the amount of the assessments for your unit that will be printed on your new coupons, as the amount due will be different in 2017. If you have made an auto pay arrangement through Lighthouse Property Management, the amount will automatically adjust.

*If you have made arrangement for bill pay with your bank, you will need to update that amount with your bank to avoid late fees and other monetary penalties.*

Remember, **payments are due on the first day of each quarter**. The grace period is there to allow time for the payment to travel through the mail system. Late fees will be assessed if your payment is not posted to your account by the 15<sup>th</sup> of the month. The 15<sup>th</sup> is **not** the due date.

## THIS 'N THAT

- **Lost & Found:** If you find something around the building that appears lost or misplaced, please bring it to the desk where it will be held in Lost & Found until claimed by its owner. Please report items left in front of unit doors to staff and they will take care of notifying the resident.

## THIS 'N THAT CONTINUED...

- **Bikes:** Please be aware that bikes are stored at the bike owner's risk. Keep in mind that there have been thefts of bicycles stored on the rack in the secured parking garage. The thieves are very good at cutting most any locking device very quickly and efficiently riding away on the stolen bike. A recent bike theft was caught on camera. The thief spotted a bike at the day rack near the front entry door, cut off the substantial locking cable and rode away in a matter of seconds.

As anyone who has entered it knows, the bike storage area on the second floor is beyond capacity. If you don't use your bike and would like to donate it to a worthy cause, please let us know and we'll help to facilitate that. Contact Courtney for help [csilverstine@rencondo.com](mailto:csilverstine@rencondo.com).

If you have ideas on how to solve the overcrowding problem in the bike room and would like to participate on a committee to make the changes, please send Kathy Grandt an email message: [kgrandt@rencondo.com](mailto:kgrandt@rencondo.com) or drop a note to her at the desk.

- **Fire Extinguishers:** It is highly recommended that you purchase at least one small fire extinguisher for your home. They are available at most hardware and big box stores. The cost is minimal and well worth the peace of mind. If you have one in your home that has been around a long time, the fire fighters who recently visited the Renaissance recommended that you replace it. The contents can settle rendering the extinguisher useless. Not something you want to find out when you really need it. There are large fire extinguishers on each end of the residential hallways but having your own can save precious time in a fire emergency in your home.
- **Use of Bleach:** Please refrain from using bleach in your homes where there is the possibility of it getting tracked into the hallways. Along with its toxicity, bleach ruins the carpets necessitating an expensive repair. White vinegar is an excellent alternative to bleach.
- **Sprinkler Heads:** Ask your contractors, including home movers, to be especially careful when passing the sprinkler heads in the residential hallways. There are sections of the ceilings in the

halls that hang lower than others and the heads in those areas are especially vulnerable to being struck.

Never hang anything from the sprinkler heads in your home. Don't tamper with them, paint them or store anything close to them. Doing so can interfere with the proper functioning of them and lead to costly repairs.

- **Ice Maker Lines:** One of the most frequent causes of water damage in a unit is a broken ice maker line. The breakage can happen very easily when you move your refrigerator for any reason. The lines become brittle and break. It is a good idea to have the line changed to a new, more flexible line. Unless you've experienced it, you would be stunned at how much water can run from those thin lines.
- **Toilet Water Feed Lines:** The next most frequent cause of flooding is a broken toilet feed line. The biggest culprits are the metal lines. Over the years, toilets can loosen at the base and rock. Even the slightest bit of rocking weakens the water feed line which can lead to a break and a real mess. Any rocking toilet should be addressed immediately. If it's loose, something is wrong and a larger problem can develop. Contact a licensed plumber to fix both the rocking toilet and to replace metal feed lines with flexible lines.
- **Water Shutoff Valves:** Every unit has main water shutoff valves in the utility closet. It's important to make yourself familiar with those valves to make certain you can shut them off in the event of any sort of flood in your unit. These valves should also be shut off when you leave your home for more than a day or two. Be sure to grip the pipe associated with the valve to secure it before closing the valve. That will ensure that the pipe does not break. If your valves are difficult to operate, contact the office and we will dispatch a staff member to help you learn how to work them correctly. You could minimize a great deal of water damage by knowing how to close those valves quickly.
- **Fobs:** Please do not give building entry devices, such as fobs or entry cards, to contract workers. Doing so compromises the personal security of everyone. There is a key release program that can be utilized to permit contractors to gain entry to your apartment. Please call the desk for details.

All private contract workers, including housekeepers and in-home care providers, must sign in at the desk.

- **Smoking:** Smoking of any kind, including e-cigarettes, is not permitted in interior and/or exterior common areas. Also, if you smoke on your balcony or terrace, please do not dispose of smoking debris such as butts, ashes and cigarette or cigar wrappings over the railings.
- **Doors:** Please do not prop open your unit door to the common hallway. It is both a fire code violation and interferes with the proper pressurization of the hallways.

Never open the door to the hallway if you've burned food in your unit. Doing so can set off the fire alarm which summons the fire department. A false alarm call such as that can cost anywhere from \$500 to \$1500 in fines. That cost is borne by the unit owner involved.

- **Pool:** As you and your guests return to the building from the pool/spa, please do so via the door near the fitness room or the door near the kitchen. Please do not use the clubroom door to access the pool. Make sure no one is dripping wet when entering the building. Those little puddles on the marble floors create a serious slip and fall hazard. Please wear a cover up of some sort and shoes at all times when in the public areas of the building.

Please take note of the posted pool & spa rules before you use either.

## STAFF HOLIDAY FUND

Contributions for the staff holiday fund will be distributed on December 21<sup>st</sup>. If you wish to contribute, please make your check payable to Renaissance Employee Holiday Fund and leave it in the administrative office or mail it to the Association by December 16<sup>th</sup>. Thank you for your consideration. Your contributions help the staff and security team to have truly happy holidays.

## CHEERS TO YOU FROM ALL OF US

The Renaissance Staff wishes everyone Happy Holidays. However you celebrate the season, we wish you and your family a safe and peaceful time.

The Staff is proud to have the opportunity to help make Renaissance I the best place to live in Sarasota. You are always welcome to visit us and let us know how to make your building a better place to enjoy.

Enjoy the season and have a safe, successful and Happy New Year.

