

Renaissance I Association, Inc.
Announcement of Regular Board of Directors Meeting
Thursday April 18, 2019 – 5:30 p.m.

Media Room * 750 North Tamiami Tr. * Sarasota, FL 34236

AGENDA

1. Call to order at 5:30 p.m. – President
2. Determination of a quorum – Secretary
3. Confirmation of proper meeting notice – Manager
4. Secretary's Report:
 - A. Approval of meeting minutes for March 21, 2019 regular meeting
5. Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
6. President's Report
7. Rosemary Place Master Association Report
8. Treasurer's Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payment from reserves
9. Old Business
10. New Business
 - A. Ratify signing contracts
11. Report on Rosemary District and surrounding areas
12. Committee Reports
 - A. Architectural committee
 - B. Facilities committee
 - C. Security & Safety committee
 - D. Social committee
 - E. Any additional committee reports
13. Additional Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
14. Management Report
15. Adjournment

Next meeting date: Thursday, May 16, 2019 at 5:30 p.m.

Submitted by Kathy Grandt, Community Manager

Posted April 15, 2019

APPROVED

The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, April 18, 2019

Call to Order: President Dan Skoda called the meeting to order at 5:30 p.m. in the Renaissance Media Room located at 750 N Tamiami Trail, Sarasota, FL 34236.

Determination of Quorum: Present for the Board were: President Dan Skoda, Treasurer Reva Mitchell, Vice President Manny Lauria, Secretary Deborah Codella and Director Dave Landsperger constituting a quorum. There were approximately 28 homeowners present.

Also present was Kathy Grandt, community manager; Courtney Silverstine, administrative assistant; and Kyanne Merrill representing Lighthouse Property Management.

Confirmation of Proper Meeting Notice: The notice for the meeting was posted on April 15, 2019, in accordance with Florida statutes and the Bylaws of the Association as attested to by the community manager, Kathy Grandt.

Secretary's Report: Secretary Deb Codella presented the minutes of the March 21, 2019 regular meeting of the Board. Ms. Codella moved to approve the minutes. Manny Lauria seconded the motion. There was a correction to change the word "manager" to "manage." With that correction, the motion passed by a unanimous vote. (**Motion 2019-22**)

Owner Comments: An owner asked about the process to get things done, for example: improvements to the 3rd level of the garage to make it more visually attractive. Mr. Skoda explained that the process typically involves a committee. The owner asked about the possibility of installing planters on the 3rd level of the garage. The owner's contact info will be given to the chair of the landscape committee.

President's Report: President Dan Skoda reported that a survey was sent out and that Rian Coutinho will report on it during the security committee report. Mr. Skoda reported that the lighting in the garage and in certain areas around the building will be updated soon.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. The developer of Valencia will be replacing signs and lighting. He had the storm drains cleaned. There are a couple of additional areas that need repair and cleaned up and the developer has committed to make that happen.

Treasurer's Report: Treasurer Reva Mitchell delivered her report, as follows.

Financial Status

- As of the end of March, the Association's operating account has a balance of \$360,184.40 and reserves at \$1,783,423.03 for a total of \$2,143,607.43. Month to date bottom line is positive \$13,652.25 which is \$13,652.21 under budget. Year to date we are positive \$43,635.06.

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Ratify Payment From Reserves

Mrs. Mitchell moved to approve the following payments from the reserves account. Manny Lauria seconded the motion and it passed unanimously. **(Motion 2019-23)**

- Slider Engineering in the amount of \$1,000 as a retainer toward engineering services related to the awning project on the 3rd level of the garage.
- United States Awnings in the amount of \$29,000 for purchase of canvas for 3rd level of the garage.

Delinquencies

- As of Thursday, April 18, 2019, the total delinquencies total \$24,159.94. Several owners are late paying the second quarter fees. This should shake out within the next week or so.

Old Business: None

New Business:

A. Ratify signing contracts. Dan Skoda moved and Deb Codella seconded to ratify the signing of these contracts:

Company	Reason	Cost
Florida Southern Roofing	Repair/Recoat roof under cooling tower	\$4,265.00
Florida Southern Roofing	Retrofit drain and install oneway moisture removal vents	\$1,250.00
Slider Engineering	Engineering services related to the 3rd level garage project	\$1,000 retainer
Synergy Lighting Supply	Replace light fixtures in 1st level of secured parking.	\$5,154.19
Synergy Lighting Supply	Replace light fixtures in 2nd level of secured parking.	\$7,482.51
Synergy Lighting Supply	Install light fixture on pool outbuilding for security reasons	\$622.21

The motion passed unanimously. **(Motion 2019-24)**

Report on Community Affairs:

None delivered.

Committee Reports:

- A. Architectural Committee: Report delivered by Tony Baer, chair of the committee. He summarized projects currently underway.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair. An engineer has been hired to assist with the project on the third level of the garage. He also reported about the pending

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improvements to the lighting in the secured garage. Once the canvas has been replaced on the 3rd level, those lights will be updated.

- C. Security Committee – Rian Coutinho delivered the report. He reported that there will be a meeting of this committee next week. He also encouraged all to participate in the survey.
- D. Social Committee – Delivered by Chris Baer. The Tuesday evening get togethers continue. Bring your own beverage. The Social Committee will provide light appetizers. Mrs. Baer mentioned the upcoming annual cookout to take place May 19, 2019. As usual, watch for notices about upcoming events to be placed near the mailroom.

Management Report: Report was delivered by Kathy Grandt, community manager and the full report is attached to this document. She highlighted a few projects and activities from her full report.

Adjournment: There being no further business to be conducted this date, Dan Skoda moved and Deb Codella seconded to adjourn the meeting. The motion passed by a unanimous vote. **(Motion 2019-25)**
The meeting adjourned at 6:01 pm.

Respectfully submitted by
Deborah Codella, Secretary
Renaissance I Association, Inc.

MANAGEMENTREPORT

April 18, 2019

Projects in Progress or Pending

1. There are still a few adjustments and touchups underway related to the newly installed globe lights. The stucco was repaired and painting is all that remains to complete this job.
2. Completing the final contractual steps toward installation of the new admin area phone system.
3. Contracts signed to improve the lighting throughout the garage. Once the parts are in, the installation will take place.
4. Contract was signed to retrofit the column lights on the NW walkway and around to the north end of the building. Once parts are in, the installation will take place.
5. Hired an engineer to help get the 3rd level of the garage project going.
6. The roof under the cooling tower needs repair. A contract was signed to get that done.
7. A drain on the roof will be retrofit to prevent leaking. Two one-way vents will also be installed near the drain.

Projects Completed

1. Replacement of the cooling tower shock absorbing springs was completed.
2. Repairs to the feed lines between the boiler and hot water storage tank were made.
3. The courtyard fountain was repaired. An electrical component was malfunctioning and was quickly repaired.
4. The men's sauna was repaired again. We're trying to ascertain why it continues to fail. The problem is that wires become disconnected.
5. Miscellaneous minor repair and maintenance projects were completed.

Miscellaneous:

1. A survey regarding the security and safety in and around the Renaissance is in process. Thus far, the results are positive in that people seem to feel safe here.
2. Courtney Silverstine is now manager of 1350 Main. Jenniffer Shaffer has been hired as the administrative assistant.
3. Asked people to be aware of a predicted storm and to act accordingly to stay safe.

Kathy Grandt Community Manager

April 18, 2019