

**Renaissance I Association, Inc.**  
**Announcement of Regular Board of Directors Meeting**

**Thursday January 17, 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 December 13, 2018 organization meeting
5. Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
6. President's Report
7. Treasurer's Report
  - A. Financials, if available
  - B. Delinquencies
  - C. Ratify payment from reserves, if any
8. Old Business
9. New Business
  - A. Reactivate security committee and appoint members
  - B. Finance committee member appointment
  - C. Discussion/action on contracts, if any
10. Report on Rosemary District and surrounding areas
11. Committee Reports
  - A. Architectural committee
  - B. Facilities committee
  - C. Media room committee
    - i. Not-to-exceed budget request
  - D. Social committee
  - E. Any additional committee reports
12. Additional Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
13. Management Report
14. Adjournment

Next meeting date: Thursday, February 21, 2019 at 5:30 p.m.

Submitted by Kathy Grandt, Community Manager

Posted January 15, 2019

## APPROVED

### The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, January 17, 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. There were approximately 25 homeowners present.

Also present was Kathy Grandt, Renaissance community manager and Kyanne Merrill representing Lighthouse Property Management.

**Confirmation of Proper Meeting Notice:** The notice for the meeting was posted on January 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 December 13, 2018 organizational meeting of the Board. Ms. Codella moved to approve the minutes. Manny Lauria seconded the motion. The motion passed by a unanimous vote. **(Motion 2019-01)**

**Owner Comments:** None at this time.

**President's Report:** President Dan Skoda reported that the Association finished well financially. He mentioned projects completed in 2018.

**Master Association Report:** Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. The RPMA BOD met this day. The decorative snowflakes have been taken down and stored. He spoke about parking issues with Valencia residents. Mr. Skoda mentioned the project to sync the operation of the fountains located in front of Alinari and Renaissance and the bowl fountain on May Lane. Mr. Skoda reported that the damaged pavers on May Lane will be replaced by the Valencia developer. He reported that RPMA also ended on a high note financially.

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

#### Financial Status

- As of the end of December, the Association's operating account has a balance of \$227,809.94 and reserves at \$1,665,972.63 for a total of \$1,893,782.57. Month to date bottom line is positive \$43.41 which is \$605.60 over budget. Year to date we are positive \$49,168.43. Total YTD \$49,168.43 under budget.

It appears that the Association will finish another year under budget. This is made possible through close work between the Board, the committees and staff all working together to maintain the building.

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### Ratify Payments From Reserves

- Wall Tech in the amount of \$1,250 repairs to wallpaper after drain stack cleaning was finished.
- Frontier Lighting in the amount of \$7,254.93 as final payment for outdoor globe lighting.
- Florida Lighting Maintenance in the amount of \$3,000 for installation of outdoor globe lights.
- Bouchard Insurance in the amount of \$129,952.90 for 2019 insurance premium.

Reva Mitchel moved and Manny Lauria seconded to ratify these payments from reserves. The motion passed (**Motion 2019-02**)

### Delinquencies

As of today, there are quite a few owners who haven't paid the 1<sup>st</sup> quarter fees due to the delay in delivery of the coupons. We will have a more accurate report in February.

**Old Business:** None

### New Business:

- A. Reactivation of the security committee and appointment of members. Dan Skoda moved and Manny Lauria seconded to reactivate the security committee. The motion passed unanimously. (**Motion 2019-02**) Dan Skoda moved and Dave Landsperger seconded to appoint Nick Jaeger, Tony Baer, Rian Coutinho, Deb Codella, and Ron Lusen as members of the security committee. The motion passed unanimously. (**Motion 2019-03**)
- B. Finance committee member appointment. Dan Skoda moved and Deb Codella seconded to appoint Mark Wagner to the finance committee. The motion passed unanimously. (**Motion 2019-04**)
- C. Discussion/action on contracts, if any. The contract for Allied Universal, security service provider, was discussed. Dave Landsperger moved and Reva Mitchell seconded to ratify the signing of this contract. The motion passed unanimously. (**Motion 2019-05**)

### Report on Community Affairs:

A report was delivered by Richard and Pam Mones. They spoke about the Rosemary District Association (RDA) meeting. Dr. Mones reminded everyone about the City of Sarasota survey and urged them to complete the survey. He reported that the iRide is no longer in service. Gotcha is the name of the new service filling the void left by iRide. Mrs. Mones spoke about the Rosemary District density overlay and developer trade-offs to increase the density for their projects.

### Committee Reports:

- A. Architectural Committee: Report delivered by Tony Baer, chair of the committee. He summarized 2018 projects and identified projects currently underway.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair. He spoke about some smaller projects that happened recently. Mr. Skoda reported that the largest project to happen in 2019 will take place on the 3<sup>rd</sup> level of the garage. The awnings will be removed, the supporting frames will be repaired and painted and new awnings will be installed.
- C. Media Room Committee: The report was delivered by Marc Citrin. He gave an update on the progress of the committee. They have narrowed down the possibilities to two providers. The committee asks for a not-to-exceed budget of \$12,000. Dan Skoda moved and Manny Lauria seconded to approve the requested budget. The motion passed unanimously. (**Motion 2019-06**)

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- 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 Sweetheart Happy Hour to be held February 12, 2019. As usual, watch for notices about upcoming events to be placed near the mailroom.
- E. Insurance Committee – The report was delivered by Kathy Grandt, community manager. The insurance costs for the Association for 2019 will be lower than in 2018 with the same high-level of coverage.

**Additional Owner Comments:** An owner suggested that the carpets be vacuumed before they are cleaned.

**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, Reva Mitchel moved and Manny Lauria seconded to adjourn the meeting. The motion passed by a unanimous vote. (**Motion 2018-07**) The meeting adjourned at 6:01 pm.

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

# MANAGEMENT REPORT

January 17, 2019

## Projects in Progress or Pending

1. Courtney Silverstine and Kathy Grandt are working closely with ODI Consulting on improvement of the website and internal software.
2. The floors in the passenger elevators will be filled and polished.
3. Pergola bidding still underway.
4. Two repairs on the domestic water pumps to be made: Replace flex connectors and replace the discharge header.
5. Replacement of water pipe elbows that connect to the cooling towers and one of the shock absorbing springs will happen in February. The cooling tower will be off during the repair.

## Projects Completed

1. The globe exterior lighting was installed. Adjustments and touchups are underway.
2. Annual preventive maintenance checks are complete. Owners are being notified if corrections are necessary. Staff will recheck in those cases within two weeks.
3. Stairs and railings in the clubroom to the second floor balcony were refinished.
4. Front desk counter was replaced.
5. Domestic pump suction header replaced by 4D services.
6. Preventive Maintenance for HVAC system completed by Hill York.
7. Hill York repined exhaust fan metal frame that was pulled back due to high winds.
8. Dang's welding repaired the secured parking fence after bolts came loose during storm.
9. Cold water pipe in a unit on the 5<sup>th</sup> floor had a small leak. Terry's plumbing repaired pipe and drywall was repaired.
10. Semi-annual whole-house cleaning of the carpet in the halls was completed this week.

## Miscellaneous:

1. Association's 2019 insurance is final and came in at roughly \$130,000. Much lower than the \$167,000 budgeted.
2. Problems with the fire alarm system:
  - a. Alarm tripped due to a problem with the main fire panel. Piper replaced head on battery, ordered & installed 18 volt batteries for fire panel.
  - b. Fire alarm panel was tripped due to batteries needing to be replaced on 14<sup>th</sup> floor and as well as the module in tamper switch need to be replaced.
  - c. Fire alarm panel tripped due to pull station in service hallway going bad. Pull station was removed and replaced. While the work was being conducted the fire alarm was activated.
  - d. Fire alarm panel tripped due to a second module needing to be replaced in tamper switch on 16<sup>th</sup> floor.
3. Annual report recorded on Sunbiz.

Kathy Grandt Community Manager    January 17, 2019