

Renaissance I Association, Inc.
Announcement of Regular Board of Directors Meeting
Thursday February 21, 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 January 17, 2018 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. Treasurer's Report
 - A. Financials, if available
 - B. Delinquencies
 - C. Ratify payment from reserves, if any
8. Old Business
9. New Business
 - A. Appoint committee member(s)
 - B. Discussion/action on contracts
 - C. Discussion/possible action to form fining committee
 - D. Discussion to ban realtor open houses
10. Report on Rosemary District and surrounding areas
11. Committee Reports
 - A. Architectural committee
 - B. Facilities committee
 - C. Media room committee
 - 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, March 21, 2019 at 5:30 p.m.

Submitted by Kathy Grandt, Community Manager

Posted February 15, 2019

APPROVED

The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, February 21, 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 25 homeowners present.

Also present was Kathy Grandt, community manager.

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 January 17, 2019 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 2019-09)**

Owner Comments: None at this time.

President's Report: President Dan Skoda reported that the Association finished 2018 in a very healthy financial position. He talked about the growth in the City of Sarasota and especially in the areas surrounding the Renaissance. There have been discussions about how to increase the value and status of the Renaissance building. He asked for input from owners. Discussions have included exploration of ways to improve amenities.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. The remaining units in the Valencia project are scheduled to be ready for the owners to move in within the next few weeks. The RPMA is in the process of drafting a letter to inform the residents of Valencia that they cannot park on the common roads. Mr. Skoda met with the Valencia developer about things that need to be done to finish the project. Items include cleaning the storm drains and replacement landscaping. Funds for the landscaping will be used to improve landscaping in many areas of the master association footprint.

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

Audit

- Mrs. Mitchell reported that the yearend financial report is finished and notice of its availability will be sent to owners.
- The Association finished another year under budget in the amount of \$48,865.94. Reva Mitchell moved and Manny Lauria seconded to transfer excess funds from the operating account to

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reserves as voted on by the owners at the annual meeting. The motion passed unanimously. **(Motion 2019-10)**

Financial Status

- As of the end of January, the Association's operating account has a balance of \$537,174.82 and reserves at \$1,772,718.61 for a total of \$2,309,893.43. Month to date bottom line is positive \$13,112.95 which is \$13,112.91 under budget. Year to date we are positive \$13,112.91.

Ratify Payment From Reserves

Reva Mitchell moved and Manny Lauria seconded to approve this payment from reserves:

- To Integrity Sound in the amount of \$6,163.33 as down payment for the new media room equipment.

The motion passed unanimously. **(Motion 2019-11)**

Delinquencies

- As of Monday, February 18, 2019, there are 3 owners who haven't paid the 1st quarter fees. They have received late notices and follow up email messages and we anticipate that two of them will make payment soon. One has been turned over to the attorney for collections.

Old Business: None

New Business:

- A. Dan Skoda moved and Deb Codella seconded to appoint Jim Pawlus to the security committee. The motion passed unanimously. **(Motion 2019-12)**
- B. Dan Skoda moved and Dave Landsperger seconded to ratify signing the contract with Integrity Sound for replacement of the media room equipment in the amount of \$7,704.17. The motion passed unanimously. **(Motion 2019-13)**
- C. Discussion of forming a fining committee. Defined what a fining committee is and how it functions. The Association's attorney was consulted and fully supports fining committees in the communities he serves. A list of most offenses typically fined will be developed. It is understood that any infraction of the governing documents can be fined.
- D. Discussed banning public open houses. The Association's attorney will be consulted on this.

Report on Community Affairs:

A report was delivered by Richard and Pam Mones. Dr. Mones announced the election results for the recent Rosemary District Association (RDA) election. Dr. Mones was re-elected as a Board member of the RDA. He encouraged people to give him comments about the Rosemary District. He reported that the Bay project is progressing. The first phase will cost approximately \$20M. Described what the first phase will entail. Mrs. Mones spoke about the fact that the proposed demolition of the GWiz building is still under discussion. Many in the Sarasota community oppose its demolition. She also spoke about the overlay district and the implications of changing it.

Committee Reports:

- A. Architectural Committee: Report delivered by Tony Baer, chair of the committee. He summarized 2019 projects currently underway.

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- B. Facilities Committee: Delivered by Dan Skoda, committee chair. The Facilities Committee is recommending to the BOD to contract with U.S. Awning to replace the awning canvas on the third level of the secured parking garage. Dan Skoda moved and Reva Mitchell seconded to sign the contract. After discussion about the appearance of the awnings, a vote was taken and the motion passed unanimously. **(Motion 2019-14)**
- C. Media Room Committee: The report was delivered by Kathy Grandt, community manager. The new equipment is on order and due to arrive and be installed within three weeks.
- 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 Spud Night. As usual, watch for notices about upcoming events to be placed near the mailroom.

Additional Owner Comments: An owner asked if the drains will be cleaned by the developer when the Valencia project is complete. He also asked if the road around the RPMA will be cleaned. The answer to both is yes. An owner asked about the timing for installation of the electric vehicle charging stations. Money is set aside for this project. An owner asked that the BOD look at replanting the planter pots around the pool.

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, Dave Landsperger moved and Reva Mitchel seconded to adjourn the meeting. The motion passed by a unanimous vote. **(Motion 2019-15)** The meeting adjourned at 6:17 pm.

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

MANAGEMENTREPORT

February 21, 2019

Projects in Progress or Pending

1. The floors in the passenger elevators will be filled and polished.
2. Pergola bidding still underway.
3. Replacement of the cooling tower shock absorbing springs is being scheduled.
4. Examining updated bids for repair of the third floor parking awning supports.
5. Scheduling the awning replacement canvas work.
6. There are still a few adjustments and touchups are underway related to the newly installed globe lights.
7. Negotiating a new phone system and associated services for the admin/management offices.
8. Media room committee made a recommendation to the BOD for replacement equipment. The contract was signed and the equipment is on order. We anticipate installation before the end of March.

Projects Completed

1. Replacement of water pipe elbows that connect to the cooling towers was completed.
2. Replacement of the discharge header at the domestic water pump was completed Tuesday, February 19, 2019.
3. Replaced flex connectors at the domestic water pump.
4. Tile in the service hallway was cleaned and waxed.
5. Repaired sauna heaters.
6. Windows on the first level were cleaned.

Miscellaneous:

1. The 2018 audit of the Association's finances is complete. The Association finished the year in the black again.
2. There was a water loss on the 9th floor. The toilet feed line ruptured. Suggest everyone check their feed lines to make sure they are in good condition.
3. A short newsletter was written and distributed.
4. The bike room to be purged of derelict and unregistered bikes.

Kathy Grandt Community Manager February 21, 2019