

Renaissance I Association, Inc.
Announcement of Regular Board of Directors Meeting
Thursday May 16, 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 April 18, 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
 - A. Pergolas
10. New Business
 - A. Ratify signing contracts
 - B. Committee appointment(s)
11. Report on Rosemary District and surrounding areas
12. Committee Reports
 - A. Architectural committee
 - B. Facilities committee
 - C. Fitness committee
 - D. Security & Safety committee
 - E. Social committee
 - F. 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, June 20, 2019 at 5:30 p.m.

Submitted by Kathy Grandt, Community Manager

Posted May 13, 2019

APPROVED

The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, May 16, 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 27 homeowners present.

Also present was Kathy Grandt, community manager.

Confirmation of Proper Meeting Notice: The notice for the meeting was posted on May 13, 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 April 18, 2019 regular meeting of the Board. Ms. Codella moved to approve the minutes. Manny Lauria seconded the motion. The motion passed by a unanimous vote. **(Motion 2019-26)**

Owner Comments: An owner asked about parking for the mail carrier. The BOD discussed this and Manny Lauria will speak with the mail carrier.

President's Report: President Dan Skoda reported that the lights on the NW walkway were retrofit with LED lighting. The retrofit of the lights on the SW walkway is scheduled. Mr. Skoda mentioned other lighting projects under consideration.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He reported that he met with several Valencia residents. They are expecting the developer to turn the homeowners' association over to the community soon. They are looking forward to being a part of the RPMA board of directors. The light poles and stop signs will be painted.

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

Financial Status

- As of the end of April, the Association's operating account has a balance of \$428,758.47 and reserves at \$1,854,937.37 for a total of \$2,283,695.84. Month to date bottom line is positive \$14,937.135 which is \$14,937.09 under budget. Year to date we are positive \$58,572.15.

Ratify Payment From Reserves

Mrs. Mitchell moved to approve this payment from the reserves fund. Dave Landsperger seconded the motion and it passed unanimously. **(Motion 2019-27)**

- Hill York Air Conditioning in the amount of \$6,996.00 to replace the shock absorbing springs under the cooling tower.

APPROVED

Delinquencies

- As of Wednesday, May 15, 2019, the total delinquencies are \$7,333.93. Two owners are late paying the second quarter fees and another owner has been referred to the collections attorney.

Old Business: Pergolas – the Facilities Committee voted to recommend to the BOD to replace the pergolas as they were originally installed except for the installation of a simpler lattice on the back of them. The BOD agreed to go forward with obtaining bids.

New Business:

- A. Ratify signing contracts. Manny Lauria moved to ratify the signing of these contracts. Dave Landsperger seconded the motion:

Contracts to be ratified 5/16/2019

Company	Reason	Cost
4D Service Group	Replace 2 Spool Pieces for cooling tower feed - 1st floor	\$1,440.44
4D Service Group	Replace suction Pressure Sensor	\$292.24
Grant's Gardens	Improve landscaping for security and aesthetics	\$2,257.50
Synergy Lighting Supply	Retrofit pillar lights at SE walkway	\$1,490.51

The motion passed unanimously. **(Motion 2019-28)**

- B. Committee appointment – Jim Logan has been attending Facilities Committee meetings and working with the committee on various projects. It was assumed that he had been appointed but it appears he was not. Dan Skoda moved to officially appoint Jim Logan to the Facilities Committee. Dave Landsperger seconded the motion and it passed unanimously. **(Motion 2019-28)**
- C. There was discussion about forming a new committee to work on the beautification of the visitors garage. Manny Lauria moved and Deb Codella seconded to form this committee and appoint members as listed below. The motion passed unanimously. **(Motion 2019-29)**
Manny Lauria, Marianne Lauria, Val Landsperger, Jeri Cushman, Deb Codella, Maureen Jones, Roberta Skoda, and Tamara Owens.

Report on Community Affairs:

None delivered.

APPROVED

Committee Reports:

- A. Architectural Committee: Report delivered by Marc Citrin. He summarized projects currently underway and stated that the committee is reviewing the current contractor rules.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair. He reported that there have been meetings with the engineer hired to help coordinate the 3rd level of the garage project to examine contracts. Mr. Skoda mentioned that the painting of the building will likely be delayed.
- C. Fitness Committee: Committee chair, Allen Kraft, distributed information related to a proposal by the committee to purchase a ping pong table and associated gear. He described where the table will be used and stored. After discussion, the Board unanimously denied this request.
- D. Security Committee – Rian Coutinho delivered the report. He reported that a consultant visited the property on numerous occasions and is in the process of writing a report. Once that is received, the committee will work toward forming a proposal for consideration by the Board.
- E. Social Committee – Delivered by Marianne Lauria. The Tuesday evening get togethers will be less formal in that the Social Committee will not be providing refreshments during the summer months. However, residents are encouraged to continue meeting. Bring your own beverage and a snack to share. Mrs. Lauria 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. The Social Committee will resume in September.
- F. Sauna Subcommittee of the Facilities Committee – Report delivered by Jeri Cushman. She reported that the committee is investigating the following:
 - Polling other buildings similar to the Renaissance to see if they have infrared saunas.
 - Visiting spas and health clubs that have infrared saunas.
 - Talking with manufacturers and distributors as to benefits, price, warranties of saunas.
 - Determine the placement and size of saunas that would best serve users.

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, Manny Lauria moved and Deb Codella seconded to adjourn the meeting. The motion passed by a unanimous vote. **(Motion 2019-30)** The meeting adjourned at 6:06 pm.

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

MANAGEMENT REPORT

June 20, 2019

Projects in Progress or Pending

1. Lights on the northwest walkway pillars and the building around the north end of the building were retrofit with brighter, LED lights.
2. Obtaining updated and new bids for replacement of the pergolas.
3. Retrofit lighting on pillars at SE walkway to LED.
4. Annual preventive maintenance checks will begin June 29, 2019.

Projects Completed

1. Lighting upgrade to LED throughout the first and second levels of secured garage has been done. The 3rd level will be done when the awning work is finished.
2. The installation of the new admin area phone system is complete.
3. Working with engineer to help get the 3rd level of the garage project going. The first steps are to coordinate the project contracts and the two vendors. The first awnings have been removed.
4. Examination of security and safety measure in place around the Renaissance was conducted by a security expert through Allied Universal, the Association's security staff contractor. An extensive report was sent and examined by the Security Committee and BOD. The committee is preparing a proposal for BOD consideration.
5. A connector spool on the cooling tower water supply in the first floor pump room was replaced.
6. Miscellaneous minor repair and maintenance projects were completed.

Managerial:

1. Received approximately 465 email messages since 5/16/2019. Wrote approximately 280 email messages.
2. Coordinated the installation of new telephones and associated equipment for the admin/management work area. Was trained on the use of the new system.
3. Met with website consultant.
4. Met with vendor who is installing EV charger for a unit owner to make certain the installation won't adversely affect the Association or the common areas.
5. Worked with maintenance and admin to set up preventive maintenance unit checks.
6. Continued training of administrative assistant.
7. Continue to work with various vendors related to the awning project.
8. Attended a two-day training conducted by Lighthouse Property Management. Training was very useful.
9. Met with individual Board of Directors members on various topics.
10. Working with Security Committee, as needed.
11. Working closely with the Association's attorney on a confidential matter.
12. Attended a brief training conducted by the Sarasota County fire marshal related to the FD's ability to have clear radio communication in buildings. I will set up a visit by the FD to conduct a study on whether or not "radio reliability" for emergency responders is possible in

the Renaissance building. I learned that if improvements are necessary, a plan of action to make the improvements must be in place by December of this year.

13. Assisted many residents with various situation and issues.

14. Working closely with maintenance and housekeeping staff on everyday and special projects.

Miscellaneous:

1. The Security Committee is soliciting bids to replace aged equipment and install additional equipment where necessary.

2. Mike Wilson was hired to assist Sharon Pierce. He works 8 to noon Monday through Friday.

Kathy Grandt Community Manager

June 20, 2019