

Renaissance I Association, Inc.
Announcement of Regular Board of Directors Meeting
Thursday June 20, 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 May16, 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, if any
 - B. Committee appointment(s)
 - C. Ratify owner EV charger install
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. BOD discussion
16. Adjournment

Next meeting date: Thursday, September 19, 2019 at 5:30 p.m. unless otherwise posted

Submitted by Kathy Grandt, Community Manager

Posted June 17, 2019

APPROVED

The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, June 20, 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 – present by phone, Secretary Deborah Codella and Director Dave Landsperger – present by phone, constituting a quorum. There were approximately 14 homeowners present.

Also present was Kathy Grandt, community manager.

Confirmation of Proper Meeting Notice: The notice for the meeting was posted on June 17, 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 May 16, 2019 regular meeting of the Board. Ms. Codella moved to approve the minutes. Reva Mitchell seconded the motion. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-31)**

Owner Comments: None

President's Report: President Dan Skoda reported that Mike Wilson has been hired to assist in maintenance. He works Monday through Friday, 8 to noon. Mr. Skoda reported that the lighting improvements around the building are going well. The SE walkway lights will be done within the next ten days.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He reported that he has met with several Valencia residents. They are expecting the developer to turn the homeowners' association over to the community soon. They are working with the RPMA to develop a punch list for the developer that will include repairs to landscaping, curbs and roadways. The developer has made many landscape improvements but more are needed.

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

Financial Status

- As of the end of May, the Association's operating account has a balance of \$364,473.36 and reserves at \$1,852,851.34 for a total of \$2,217,324.70. Month to date bottom line is positive \$2,719.78 which is \$2,719.74 under budget. Year to date we are positive \$61,292.09.

Ratify Payment From Reserves

Mrs. Mitchell made a motion to approve these payments from reserves.

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Synergy Electric & Lighting	\$1,977.38	Retrofit lights on NW exterior walkway
Slider Engineering Group	\$600.00	Engineering services related to 3rd level of the garage
Florida Southern Roofing	\$4,265.00	Repair roof under cooling tower
Florida Southern Roofing	\$1,250.00	Install 2 one-way vents near cooling tower
Grant's Gardens	\$6,685.75	Improve landscaping near spa
Synergy Electric & Lighting	\$586.55	Install flood light near pool

The motion was seconded by Deb Codella. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-32)**

Delinquencies

- As of May 31, 2019, delinquencies total \$5,347.19. One owner is late paying the second quarter fees and another owner has been referred to the collections attorney. As of today, June 20, 2019, the total delinquencies are \$1,665.60. The lowest ever in the history of the Association.

Old Business: None

New Business:

A. Ratify signing contracts. Dan Skoda moved to ratify the signing of these contracts:

Contracts to be ratified		6/20/2019
Company	Reason	Cost
Pro-Bel	Annual inspection of rooftop safety equipment	\$650.00
Grant's Gardens	Landscape improvements and sunken garden tree trimming	\$8,444.70
Synergy Lighting Supply	Retrofit pillar lights at SE walkway	\$1,490.51

Reva Mitchell seconded the motion. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-33)**

B. Committee appointment – None

C. Ratify owner EV charger installation – Per FL State Statute 718-113-8 the Association cannot prevent an owner from installing a car charger in his deeded space. An owner at the Renaissance has done that with the Board's approval. Dan Skoda moved and Deb Codella seconded to ratify approval of the installation of the EV charger in space 132. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-34)**

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Report on Community Affairs:

Report delivered by Richard Mones. He spoke about the potential for a small park to be installed at the SW corner of Central and Blvd of the Arts. Still in the planning stage. He also reported about the overlay district.

Owner Comments: Owner asked about the possible tax increases specifically aimed at people who live close to the Bayfront. Discussion followed.

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 we are now looking for a painting contractor to handle just that part of the awning project. Also moving forward with collecting bids for the replacement pergolas. Discussed turning on the garage lights 24 hours a day. Not possible because of the other exterior lights on those circuits. There have been landscaping changes around the property to increase security and aesthetics.
- C. Security Committee – None delivered.
- D. Social Committee – None delivered.
- E. Landscape Committee – Mr. Skoda mentioned that the landscape committee is making plans for updating the pots around the pool. They will submit budget numbers for improvements.

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.

Board of Directors Discussion – Dan Skoda announced that he is resigning from the Board. He thanked the community for the support over the years he has served. The owners present expressed gratitude for Mr. Skoda's service to the community.

- Manny Lauria made a motion to appoint Pamela Mones to complete Dan Skoda's term, which expires in December 2019. Reva Mitchell seconded the motion. The motion passed unanimously by a rollcall vote of four in favor, none opposed. **(Motion 2019-35)**
- Manny Lauria moved and Reva Mitchell seconded to elect Deb Codella president. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-36)**
- Deb Codella moved and Dave Landsperger seconded to elect Pamela Mones secretary. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-37)**

Adjournment: There being no further business to be conducted this date, Deb Codella moved and Reva Mitchell seconded to adjourn the meeting. The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-37)**

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