

**Renaissance I Association, Inc.**  
**Announcement of Regular Board of Directors Meeting**  
**Thursday October 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 September 19, 2019 regular meeting
5. President's Report
6. Rosemary Place Master Association Report
7. Treasurer's Report
  - A. Financials – if available
  - B. Budget review/action to mail to owners
  - C. Delinquencies
  - D. Ratify payment from reserves
8. Old Business
  - A. Pergolas
9. New Business
  - A. Ratify signing contracts
10. Report on Rosemary District and surrounding areas
11. Committee Reports
  - A. Architectural committee
  - B. Facilities committee
  - C. Landscape committee
  - D. Security & Safety committee
  - E. Social committee
  - F. Any additional committee reports
- 12. 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, November 21, 2019 at 5:30 p.m. BUDGET ACTION MEETING

Submitted by Kathy Grandt, Community Manager

Posted October 15, 2019

# APPROVED

## The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, October 17, 2019

**Call to Order:** President Deborah Codella 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 Deborah Codella, Vice President Manny Lauria, Treasurer Reva Mitchell, Secretary Pam Mones and Director Dave Landsperger – present by phone, constituting a quorum. There were approximately 20 homeowners present.

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

**Confirmation of Proper Meeting Notice:** The notice for the meeting was posted on October 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:** Manager Kathy Grandt presented the minutes of the September 19, 2019 regular meeting of the Board. Deb 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 2019-44)**

**President's Report:** President Deb Codella reported the following:

- Refreshed website is operational. There are areas that still need polishing and that is happening. Contact Jenniffer for a login to the protected areas of the website. The address is the same as always: rencondo.com.
- There has been a personnel change at the front desk. Jeffrey Frayer had another opportunity and left to pursue that. The search for a replacement is under way.
- The mailing related to a call for candidates and first announcement of the annual meeting will go out tomorrow, Friday, October 18, 2019. Two seats are up for election. They are currently held by Manny Lauria and Pam Mones. They both will be running. The annual meeting will be held Thursday, December 19 at 6:30 in the clubroom. Further notice of that meeting will be sent in about a month.
- The mailing of the draft budget to all owners will happen early next week. This gives owners the opportunity to review the budget and forward any comments to Board. The meeting at which the budget will be acted upon is next month – November 21, 2019.

**Master Association Report:** Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He reported that the developer will turn over the association to Valencia residents October 29, 2019.

- The monuments at the entrances to the community will be repaired. A contractor has been identified.
- The light poles and stop sign poles were painted.
- The fountain operations and lights have been synced.
- The decorative snowflakes will have touch up paint and will be installed early November.
- Trees will be trimmed and new mulch installed.

# APPROVED

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

## Financial Status

- As of the end of September, the Association's operating account has a balance of \$393,479.86 and reserves at \$1,913,916.46 for a total of \$2,307,396.31. Month to date bottom line is positive \$3,511.58 which is \$3,511.54 under budget. Year to date we are positive \$100,462.06.

## Budget

Discuss budget. Mrs. Mitchell made a motion to approve mailing the draft 2020 budget to owners for their review and comment. Manny Lauria seconded the motion. It passed unanimously by a roll-call vote of five in favor, none against. **(Motion 2019-45)**

## Delinquencies

As of October 17, 2019, delinquencies total \$18,919.84. 8 owners have not paid the 4<sup>th</sup> quarter fees. We anticipate this will clear up within the next week.

## Ratify Payment From Reserves

ODI Consulting	\$ 1,103.25	Final payment for website design and internal software
Moss Integration Solutions	\$ 1,095.55	50% payment for project to sync lights on the exterior of the building and in the garage

**Old Business:** Pergolas – Dave Landsperger reported that the subcommittee of the Facilities Committee that is investigating options for replacement of the structures. He said that the subcommittee is working to identify the best wood to use for the structures. Their research points toward ipe as an excellent option. They are also working to identify a contractor to rebuild the structures. They requested an extension of time to do further work on this project. They will report on this by the December meeting.

## **New Business:**

A. Ratify signing contracts. Deb Codella moved and Pam Mones seconded to approve the signing of these contracts:

Dryer Vent Wizard	In the amount of \$10,800 to clean the dryer ducts
Moss Integration Solutions	In the amount of \$2,191.10 to sync exterior lighting so that they work in unison
Synergy Lighting Supply	In the amount of \$1,321.45 to do electrical work related to syncing of the lights
Golden Phoenix Constructions	In the amount of \$500 to reconfigure monitor panel at the front desk.
Pools By Lowell	In the amount of \$855 to replace the vent stack for the pool heater.

The motion passed unanimously by a rollcall vote of five in favor, none opposed. **(Motion 2019-46)**

## APPROVED

### **Report on Community Affairs:**

The report was delivered by Pam Mones. She reported that there is an upcoming meeting of the Rosemary District Association. Mrs. Mones said that there are now two additional police officers patrolling the district. Mrs. Mones also spoke about the need for overall traffic calming for the Rosemary District since it's such a pedestrian/walkable community. The traffic calming initiative concerns complaints by some residents and visitors in the neighborhood about speeding cars, rushing through stop signs, etc. In addition, the fear is that motorists might use our roads in the Rosemary District, especially Central Ave and Cocoanut, as cut-throughs going northbound once the construction of a roundabout at Fruitville Road and 41 begins. Fruitville Road will be narrowed during the construction, thus requiring detours for traffic heading to US 41 and parts north and south.

Rosemary District reps have been strongly encouraging FDOT and the city transportation officials to put detour signage indicating Lemon Ave is the detour route since it is the closest road to Washington Ave/301 and it has the widest lanes and thus can handle the potential increase in northbound traffic well before Central and Cocoanut.

### **Committee Reports:**

- A. Architectural Committee: Marc Citrin reported that there were no additional projects going on and that the long-term projects continue.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair.
  - Still exploring ideas about how to repair/replace the awning structures on the 3<sup>rd</sup> level of the garage
  - Subcommittee working on options for replacement of the pergolas.
  - Repair to the ceiling of the second floor of the garage is in contract examination. Hoping to have that ready for signature soon so that we can get that job underway.
  - Repair of the pillar at the north end of the building will begin soon.
- C. Security Committee – Delivered by Deb Codella. She reported that installation of the security system upgrade will begin in November.
- D. Social Committee – Delivered by committee chair, Chris Baer. There will be a welcome home cocktail reception on October 29, 2019. Halloween costumes are encouraged as the event will have a Halloween theme.
- E. Visitors Garage Beautification Committee: The committee will meet for the first time on November 1 at 3:30 p.m. Watch for the agenda to be posted.

**Owner Comments:** Owner asked if a stronger dog waste bag can be provided.

**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, Deb Codella moved and Pam Mones seconded to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 6:06 p.m. **(Motion 2019-47)**

Respectfully submitted by  
Pam Mones, Secretary  
Renaissance I Association, Inc.

# MANAGEMENT REPORT

October 17, 2019

## Projects in Progress or Pending

1. Continued investigation of replacement of the pergolas.
2. Continued investigation for a solution to either repair or replace the awning structures.
3. Security committee secured a contract from RSS to upgrade and add many cameras, the server, the DVR and associated software. The signed contract and down payment were given to RSS. They are setting an installation schedule. This project should be done by the end of 2019.
4. A subcommittee of the facilities committee researched upgrading the saunas in both locker rooms. A solution was found and approved by the facilities committee to be forwarded to the BOD. Both heaters and the controllers will be replaced. They are wet/dry heaters.
5. Slider Engineering has helped us to find a contractor to repair the ceiling of the 2<sup>nd</sup> level of the garage. We are awaiting a final contract.
6. The A/C unit that cools the clubroom and parts of the common areas on the second floor will be replaced. A down payment was made. It is an 8-ton unit and is a special-order item. It is scheduled to be installed Thursday & Friday, October 17 and 18.
7. A vehicle struck a pillar on the north end of the building. The damaged portion was demolished to make the area safe for pedestrians. The insurance company approved a vendor who is gathering subcontractors and supplies to begin the job.
8. All inaccessible windows on the building will be cleaned October 21<sup>st</sup> to 25<sup>th</sup>.
9. Moss Integrated Solutions will upgrade the lighting systems around the exterior of the building, including the garage, so that all lights operate in unison.
10. Changing bulbs in the emergency stairwells.
11. Pressure washing pavers around the building.

## Maintenance Projects Completed

1. Annual preventive maintenance checks are finished. No serious problems were found.
2. Replaced and painted the door on the pool equipment room.
3. The fire safety equipment inspections took place September 25<sup>th</sup> and 26<sup>th</sup>. No serious problems were found.
4. Miscellaneous minor repair and maintenance projects were completed.

## Housekeeping Projects:

1. All residential hallway doors will be cleaned. While this is happening, a list of areas with chipped paint and/or damaged wallpaper will be made so that touchups and repairs can be made.
2. Window sills and blinds in common areas were cleaned.
3. All hallways are vacuumed once a week, unless otherwise needed.
4. Searching for another company to maintain the brass in and around the passenger elevators.

## Managerial:

1. Received approximately 362 email messages since 9/19/2019. Wrote approximately 258 email messages.

2. Attended approximately 52 scheduled meetings.
3. Engaged in innumerable phone calls.
4. Working on the 2020 budget and reserves study update.
5. Preparing mailing of draft budget to owners for review.
6. Preparing 60-day notice of annual members' meeting which includes a call for candidates for open BOD seats.
7. Met with website consultant, reviewed the final edits and received training on the new site and internal software.
8. Worked with security firm regarding the resignation of security officer Jeffrey Frayer, who resigned abruptly.
9. Contacted 10 contractors regarding the repair of the pillar on the north end of the building. The insurance company for the person who hit the pillar agreed with our choice of vendor and has paid the bid, in full.
10. Attended three classes on various topics related to management and maintenance of an association and condo facilities.
11. Continue to work with various vendors related to the awning project.
12. Working with engineering firm on contract for repair of ceiling on the second floor of the garage.
13. Met with individual Board of Directors members on various topics.
14. Working with Security Committee, as needed.
15. Working closely with the Board of Directors and the Association's attorney on a confidential matter.
16. Assisted many residents with various situation and issues.
17. Working closely with maintenance and housekeeping staff on every day and special projects.

Kathy Grandt Community Manager

October 17, 2019