

**Renaissance I Association, Inc.**  
**Announcement of Board of Directors and Budget Meeting**  
**Thursday November 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 October 17, 2019 regular meeting
5. President's Report
6. Rosemary Place Master Association Report
7. Treasurer's Report
  - A. 2020 Budget - action
  - B. Financials
  - C. Delinquencies
  - D. Ratify payment from reserves
8. Old Business
  - A. Pergolas – committee recommendations
9. New Business
  - A. Appoint representative to RPMA
  - B. Ratify signing contracts – if any
10. Report on Rosemary District and surrounding areas
11. Committee Reports
  - A. Architectural committee
  - B. Facilities committee
  - C. Security & Safety committee
  - D. Social committee
  - E. Visitors garage beautification 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, December 19, 2019 at 6:30 p.m. ANNUAL MEMBERS MTG.**

Submitted by Kathy Grandt, Community Manager

Posted November 18, 2019

## APPROVED

### The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, November 21, 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 constituting a quorum. There were approximately 33 homeowners present.

Also present was Kathy Grandt, community manager.

**Confirmation of Proper Meeting Notice:** The notice for the meeting was posted on November 18, 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 Pam Mones presented the minutes of the October 17, 2019 regular meeting of the Board. Deb Codella moved to approve the minutes. Reva Mitchell seconded the motion. The motion passed unanimously. **(Motion 2019-48)**

**President's Report:** President Deb Codella reported the following:  
The mailing for the annual meeting should have been received by now. Please vote and return your ballot, using the appropriate envelopes. Also complete your proxy and return it – even if you plan to attend the meeting. Doing so helps to establish a quorum so that we can conduct the business of the Association. The annual meeting will take place in the clubroom on Thursday, December 19 and it will begin at 6:30.

We're going to act on the 2020 budget tonight. This will occur in Reva Mitchell's report. It's a good budget with a bit of an increase.

**Master Association Report:** Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. Representatives from Valencia attended the RPMA BOD meeting today. The RPMA budget was approved. There will be an increase in the 2020 dues. There is a punch list for the developer. Have been having a hard time getting the developer's manager to get the work done. If they aren't finished soon, RPMA will hire them done and collect from the developer.

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

#### Financial Status

- As of the end of October, the Association's operating account has a balance of \$531,690.59 and reserves at \$2,004,821.76 for a total of \$2,526,512.35. Month to date bottom line is positive \$3,027.00 which is \$3,026.00 under budget. Year to date we are positive \$103,489.06.

#### Budget

Discussed the 2020 budget. Mrs. Mitchell made a motion to approve the 2020 budget. Manny Lauria seconded the motion. It passed unanimously by a show of hands. **(Motion 2019-48)**

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### Delinquencies

As of November 21, 2019, delinquencies total \$264. This is from two owners carrying small balances.

### Ratify Payment From Reserves

Reva Mitchell made a motion to approve the following payments from reserves. Deb Codella seconded the motion and it passed unanimously. **(Motion 2019-49)**

Moss Integration Solutions	\$1,095.55	Final payment for project to sync lights on the exterior of the building and in the garage
Slider Engineering Group	\$2,401.25	Engineering services for repair of 2nd garage level ceiling
Deborah Codella	\$5,981.30	Reimbursement for purchase of two sauna heaters
Synergy Electric & Lighting	\$1,622.38	Retrofit lights on 2nd & 3rd floors interior near entrance from garage
Mast Drafting	\$300.00	Retainer for engineering services related to the pergolas
Rapid Security Solutions	\$13,487.07	2nd payment toward security system upgrade

**Old Business:** Pergolas – Dave Landsperger reported on the work of the subcommittee of the Facilities Committee investigating options for replacement of the pergolas. After much investigation, the committee recommends using ipe wood. It has a very long lifespan. The committee is working with Mast Drafting to draw up the plans for permitting.

### **New Business:**

A. Ratify signing contracts. Dave Landsperger moved and Reva Mitchell seconded to approve the signing of these contracts. The motion passed unanimously. **(Motion 2019-50)**

Piper Fire Protection	In the amount of \$10,257.70 to repair/replace sprinkler heads found to be defective
Piper Fire Protection	In the amount of \$1,223.50 to repair the fire pump
Synergy Lighting Supply	In the amount of \$661.26 to replace 3 sets of lights at the top of the building
4D Service Group	In the amount of \$3,067.57 to replace check valves and install seal kits on cooling tower pumps
Grant's Gardens	In the amount of \$1,250 to trim palm trees around the building
Infinite Energy	for a fixed rate of .3990 per therm for 2 years

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## **Report on Community Affairs:**

The report was delivered by Richard Mones. He reported that a site has been identified for a park. Working to get the city to purchase the land. Open City committee working to get 8 trees planted. There was a great response to the traffic calming initiative. Needed 100 responses; received 150. Talked about the roundabout being installed at Fruitville Road and 41. Fruitville to Coconut will be closed during the construction. Working to get the detours to happen at Lemon Ave. Someone stated that she received a letter that seemed to indicate that the Renaissance is not in the Rosemary District. She was assured that the Renaissance, Alinari, and Valencia are all in the Rosemary District. Rosemary District boundary is:

- US 41- West Boundary
- 10th St - North Boundary
- Orange Av- (West side of Orange Av to Fruitville Rd) -East Boundary
- Fruitville Rd. from Orange to US 41- South Boundary

## **Committee Reports:**

- A. Architectural Committee: Marc Citrin reported that there are two projects underway and that both will be completed soon.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair.
  - Some lights in the garage are not operating correctly. Work is underway to correct the issues.
  - There will be a pre-construction meeting for the repair of the area in the ceiling of the second level of the garage. Hope to get that repaired very soon.
- C. Security Committee – Delivered by Deb Codella. She reported that installation of the security system upgrade will begin this month. Should be finished mid-January.
- D. Social Committee – Delivered by committee chair, Chris Baer. There was a great turnout for the welcome back party. The party to decorate the Christmas tree will be held December 3<sup>rd</sup>.
- E. Visitors Garage Beautification Committee: The committee has met and begun getting bids for proposed work. Signage was mentioned. Dan Skoda reported that building numbers will be installed on the 41 entry monuments to help people find the building. An owner asked about the possibility of improving the appearance of the 3<sup>rd</sup> level of the garage. It was pointed out that this is not in the purview of this committee.

**Owner Comments:** Owner asked if the yearend excess funds can be used to reduce the fees. Reva Mitchell and Manny Lauria answered the question.

Dave Landsperger mentioned that the bike room will be cleaned up soon. Derelict bikes will be removed.

**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 Manny Lauria seconded to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 6:13 p.m. (**Motion 2019-51**)

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

# MANAGEMENT REPORT

November 21, 2019

## Projects in Progress or Pending

1. Continued investigation of replacement of the pergolas being done by a subcommittee of the Facilities committee.
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. The installation will begin November 15-22. This project should be done by the end of 2019.
4. The new sauna heaters have been delivered and will be installed soon.
5. Slider Engineering has completed the final contract for the repair of the ceiling in the second level of the garage has been executed. A preconstruction meeting will be held soon.
6. Awaiting a start date for the repair of the pillar at the north end of the building.
7. Changing bulbs in the emergency stairwells.
8. Pressure washing pavers around the building.
9. About 150 sprinkler heads will be replaced or cleaned beginning the week of December 2<sup>nd</sup>. The residents in the affected units will be notified.
10. Touching up paint throughout the building to begin this week.
11. Piping to the water softening system is corroded. Getting bids for the repair. In the meantime, the system is shut down.
12. Water softener for the cooling tower needs repair. Technician coming this week.

## Maintenance Projects Completed

1. All inaccessible windows on the building were cleaned October 21<sup>st</sup> to 25<sup>th</sup>.
2. Dryer ducts were cleaned.
3. Moss Integrated Solutions has upgraded the lighting systems around the exterior of the building, including the garage, so that all lights operate in unison. There have been some glitches that are being worked out.
4. Pinhole leak the copper pipe at the hot water tank was repaired.
5. Miscellaneous minor repair and maintenance projects were completed.

## Miscellaneous:

1. We are working with two new plumbers: Hill York and DHR. This gives us another option when Terry's isn't available. Both have proven to be good at their work and reasonable in their pricing.

## Housekeeping Projects:

1. The windows at the hall/gym are being cleaned.
2. Brass tracks at the passenger elevators are in process of being cleaned.
3. Baseboards are being cleaned.
4. Stairwell handrails are being cleaned.
5. Searching for another company to maintain the brass in and around the passenger elevators.

Managerial:

1. Received approximately 687 email messages since 10/15/2019. Wrote approximately 422 email messages.
2. Attended approximately 32 scheduled meetings. Number of unscheduled meetings is unknown.
3. Engaged in innumerable phone calls.
4. Finalized and mailed draft budget to owners for review.
5. Finalized and mailed the 60-day notice of annual members' meeting, which includes a call for candidates for open BOD seats.
6. Finalized and mailed the 30-day notice of annual members' meeting, which includes balloting documents for an election.
7. Worked with security firm to find a replacement for Jeffrey Frayer who was the 4-midnight weekdays security guard
8. Attended two classes on various topics related to management and maintenance of an association and condo facilities.
9. Working with engineering firm on contract for repair of ceiling on the second floor of the garage.
10. Met with individual Board of Directors members on various topics.
11. Working with Security Committee, as needed.
12. Working closely with the Board of Directors and the Association's attorney on a confidential matter.
13. Assisted many residents with various situation and issues.
14. Working closely with maintenance and housekeeping staff on every day and special projects.

Kathy Grandt Community Manager

November 21, 2019