

Renaissance I Association, Inc.
Announcement of Board of Directors Meeting
Thursday January 16, 2020 – 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 November 21, 2019 regular meeting and December 19, 2019 organizational meeting
5. President’s Report
6. Rosemary Place Master Association Report
7. Treasurer’s Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payment from reserves
8. Old Business - None
9. New Business
 - A. 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. 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: February 20, 2020

Submitted by Kathy Grandt, Community Manager

Posted January 14, 2020

APPROVED

The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, January 16, 2020

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, Treasurer Reva Mitchell, and Director Dave Landsperger constituting a quorum. There were approximately 20 homeowners present.

Also present was Kathy Grandt, community manager.

Confirmation of Proper Meeting Notice: The notice for the meeting was posted on January 14, 2020, in accordance with Florida statutes and the Bylaws of the Association as attested to by the community manager, Kathy Grandt.

Secretary's Report: On behalf of Secretary Pam Mones, Kathy Grandt presented the minutes of the November 21, 2019 regular meeting and December 19, 2019 organization meeting of the Board. **Deb Codella moved to approve the minutes. Dave Landsperger seconded the motion. The motion passed unanimously. (Motion 2020-01)**

President's Report: President Deb Codella reported the following:
The annual meeting went very well. There was a great turnout.

The results of the election are that Pam Mones and Manny Lauria were elected to the Board. The Board elected them to serve as Secretary and Vice President respectively and also elected you to serve as President and Reva to serve as Treasurer.

The security upgrade is in full swing. We anticipate that it will be completely finished before the end of the month. The new camera views are of high quality. We're very pleased with the work so far. A contractor will be hired to repair the drywall as needed.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. Valencia wants to install signage around their homes in an effort to control traffic that uses the roads around their homes. The developer punch list is still in limbo. Money set aside by the developer to make repairs will be turned over to the RPMA to pay for the work.

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

Financial Status

- December financial reports are not yet available. Awaiting a few invoices then 2019 books can be closed.

Delinquencies

- Many owners don't pay until after the 15th, even though the payment is due on the 1st of the quarter. The total due as of today is roughly \$23,000.

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Ratify Payment From Reserves

| | | |
|--------------------------|--------------|--|
| 4D Service Group | \$3,067.57 | Repairs to 1st floor cooling tower pump |
| Hill York | \$5,939.50 | Final payment for replacement of 3-ton A/C unit on the 2nd floor. |
| Zenith Insurance CO | \$630.00 | Workers comp insurance |
| Rapid Security Solutions | \$4,495.69 | progress payment for security upgrade |
| Hill York | \$6,536.00 | refurbishment of one of the large A/C units on the roof. |
| Bouchard Insurance | \$161,849.63 | Association's insurance premium, as approved by owners at the annual meeting |

Reva Mitchell moved and Deb Codella seconded to approve payments from reserves. The motion passed by a unanimous show of hands. (Motion 2020 – 02)

Old Business: None

New Business:

A. Ratify signing contracts. **Deb Codella moved and Reva Mitchell seconded to approve the signing of these contracts. The motion passed unanimously. (Motion 2020 - 03)**

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|--------------------|---|
| Bouchard Insurance | In the amount of \$161,849.63 for the Association's 2020 insurance premium |
| Hill York | In the amount of \$6,539.00 to rebuild one of the large A/C units on the roof. |
| Cutting Edge | In the amount of \$1,950.00 to correctly install the bollards on the north end of the building. |
| Allied Universal | In the amount of \$190,066.24 for the annual cost for security coverage. |

Report on Community Affairs:

No report delivered.

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Committee Reports:

- A. Architectural Committee: Marc Citrin reported on the ongoing in-unit projects. He also mentioned that additional members for the committee are needed.
- B. Facilities Committee: Delivered by Dan Skoda. He reported on several pending and ongoing projects. (Details in manager's report.)
 - Mr. Skoda asked Dave Landsperger to give a report on the progress for the rebuild of the pergolas. Dave Landsperger reported on the work of the subcommittee of the Facilities Committee investigating options for replacement of the pergolas. Received the first draft of drawings from Mast Drafting. Working on edits.
- C. Security Committee – Delivered by Deb Codella. She reported that installation of the security system upgrade has begun and will be completed this month.
- D. Social Committee – Delivered by committee chair, Chris Baer. There was a great turnout for the New Year's Day brunch. The next event will be a party with a Valentine's Day theme. It will be held February 12, 2020.
- E. Visitors Garage Beautification Committee: Delivered by Chris Baer. She reported that the committee is waiting for two bids on fencing and contractor vendors. The committee met with a sign contractor who will be sending renderings of proposed signs.

Owner Comments: Owner asked what the status is for the repairs on the third floor of the garage. Another asked about all the noise from the building projects in the neighborhood and if the City would give homeowners financial compensation as they do in the UK.

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 Reva Mitchell seconded to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 6:13 p.m. (Motion 2020-04)**

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

MANAGEMENT REPORT

January 16, 2020

Projects in Progress or Pending

1. Continued investigation of replacement of the pergolas being done by a subcommittee of the Facilities committee. The type of wood has been identified. Searching for a contractor.
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 installation is underway. Should be finished by the end of January 2020.
4. Had preconstruction meeting with USSI – the company that will be doing the repair to the ceiling of the second level of the garage. Awaiting receipt of the work schedule.
5. Pressure washing pavers around the building.
6. Contractor and engineer for the repair of the awning structures on the 3rd level of the garage are working together on a job description/packet.
7. Touching up paint throughout the building continues.
8. Water softener for the cooling tower needs repair. Sharon is working with the owner of the Kinetico to get that repaired. Kinetico installed the unit.
9. An extensive rebuild of the fire pump is finished.
10. Seeking bids to replace the A/C unit that cools the back hall and admin office.
11. Three refuse chute doors do not lock when the compactor is out. Seeking bids for that repair.
12. Cleaning and waxing of service hall and elevator lobbies on each floor will be done shortly.

Maintenance Projects Completed

1. First of the bi-annual roof inspections is complete.
2. Various repairs to drywall around the building and in some units completed. There will be some drywall repairs necessary once the security cameras are installed.
3. Several electrical projects related to the installation of the security system have been completed.
4. The pillar at the north end of the building has been repaired.
5. The new sauna heaters have been installed.
6. About a 150 sprinkler heads that were identified as being problematic have been changed or repaired.
7. One of the large A/C that cools the residential hallways was repaired/refurbished.
8. The pump that sends water from the first floor to the cooling tower was repaired. Seals had to be replaced and two check valves were also replaced.
9. The piping to the water softening equipment for domestic water has been finished.
10. First bi-annual preventive maintenance on the common area A/C units was completed.
11. Miscellaneous minor repair and maintenance projects were completed.

Miscellaneous:

1. The pipe that feeds water to a shower in the women's locker room ruptured and caused a water loss. Staff cleaned it up and is working with professionals to make the repairs.

Housekeeping Projects:

1. Brass tracks at the passenger elevators are in process of being cleaned. This is an ongoing project.
2. Stairwells are being cleaned should be finished before the end of this month.
3. Storage rooms will be cleaned. Anything on top of the lockers will be removed.
4. Drains in refuse rooms are treated once a week. The chute doors – inside and out – are cleaned as needed but at least weekly.
5. Searching for another company to maintain the brass in and around the passenger elevators.
6. Phone and electrical rooms on each floor are inspected/cleaned weekly.
7. Locker rooms are cleaned in the morning each day and inspected toward the end of the day in case they need to be cleaned again.
8. Hallway carpet spot & spill service was completed in January.
9. The clubroom carpet was cleaned.

Projects that happen throughout the year:

1. Baseboards in common hallways are cleaned quarterly.
2. Residential doors are cleaned biannually.
3. Clean light fixtures in the elevator lobbies and in other areas in the building are cleaned monthly.

Managerial:

1. Received approximately 602 email messages since 11/20/2019. Wrote approximately 326 email messages.
2. Attended approximately 12 scheduled meetings. Number of unscheduled meetings is unknown.
3. Engaged in innumerable phone calls.
4. Attended two classes on various topics related to management and maintenance of an association and condo facilities.
5. Assisted with the cleanup of the flood that originate in the women's locker room.
6. Seeking a contractor to repair the damaged section of fencing on the second floor of the garage.
7. Working with engineering firm and contractor on contract for repair of ceiling on the second floor of the garage and the repair of the awning structures on the third level of the garage.
8. Met with individual Board of Directors members on various topics.
9. Working with Security Committee, as needed.
10. Assisted many residents with various situation and issues.
11. Working closely with maintenance and housekeeping staff on every day and special projects.

Kathy Grandt Community Manager

January 16, 2020