

Only unit owners may attend this meeting

Renaissance I Association, Inc.

Announcement of Board of Directors Meeting

Thursday June 18, 2020 – 5:30 p.m.

Held electronically via Zoom – information below

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 May 21, 2020 regular 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. Traffic pattern in visitors' garage
 - B. Ratify signing of contracts
10. Committee Reports
 - A. Cable contract
 - B. Facilities committee
 - i. Pool and spa water treatment system
 - C. Garage Beautification committee
- 11. Owner Comments – must sign up to *speak to agenda items*. Either sign up in the admin office or send Kathy Grandt an email message kgrandt@rencondo.com**
12. Management Report
13. Adjournment

Submitted by Kathy Grandt, Community Manager **Next meeting date: TO BE DETERMINED**

Zoom Meeting ID: **839 3735 5928**

Join Zoom Meeting via Video

<https://us02web.zoom.us/j/83937355928>

Telephone number to join the meeting: 312-626-6799 Meeting ID: 839 3735 5928

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The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, June 18, 2020

Call to Order: President Deborah Codella called the meeting to order at 5:30 p.m. The meeting was held electronically and telephonically by the Zoom platform.

Determination of Quorum: Present for the Board were: President Deborah Codella, Treasurer Reva Mitchell, and Director Bill Lakin constituting a quorum. There were approximately 33 homeowners present electronically and by telephone. Also present was Kathy Grandt, community manager.

Confirmation of Proper Meeting Notice: The notice for the meeting was posted on June 15, 2020, in the usual areas onsite 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 May 21, 2020 regular meeting of the Board. **Bill Lakin moved to approve the minutes. Deb Codella seconded the motion. The motion passed unanimously by a rollcall vote of three in favor, zero against. (Motion 2020-20)**

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

COVID 19 – As we all know, the numbers on this continue to fluctuate throughout the country. The numbers for Sarasota county have remained low with 803 cases in the county and just 38 in our zip code. Recommendations from government officials for protection include the wearing of masks. We all know that they aren't necessarily comfortable, but we should be wearing them in the common areas of the building to help protect each other. Keep taking care of yourselves when using the amenities and moving about the building.

Hurricane Season – Started June 1 and experts predict a particularly active season. Now is the time to prepare. Hurricane guides have been placed in the business center, in the mailroom and on the tables on the second and third floors. If you didn't get yours, Jenniffer can get one for you. Use it to familiarize yourself with standard procedures for protecting you and your family during a major storm. The most urgent thing to do here to protect your home and the homes of your neighbors is to remove everything from your balcony. Anything can become a missile in high winds.

Main Gate – The main gate has been hit and damaged several times over the last year. Video of each of those occurrences shows the driver speeding up to the gate as it is closing. There is a sensor area as you approach the gate that signals it to open once it senses your vehicle. It is a very heavy gate so it doesn't reopen instantly once the sensor is activated. It takes a few moments for it to open back up. Please slow down and let it operate as it is designed.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He told the Board of Directors that there are no meetings of the RPMA scheduled until September. Mr. Skoda described damage to the May Lane fountain and the plan to repair the damage. He reported that power washing May Lane is scheduled. The road around the Alinari will be repaved.

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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 \$523,702.32 and reserves at \$2,174,341.03 for a total of \$2,698,043.35. Month to date bottom line is positive \$6,979.20 which is \$6,907.16 under budget. Year to date we are positive \$41,077.80.

Delinquencies

- As of June 18, 2020, delinquencies total \$5,481.17. 2 owners have not paid the 2nd quarter fees and several have short paid. We are working with Lighthouse to clear up these shortages.

Ratify Payment From Reserves

Gulf Coast Signs	\$ 2,921.95	1st payment for garage signs
Gulf Coast Signs	\$ 2,337.57	2nd payment for garage signs
Gulf Coast Signs	\$ 584.38	final payment for garage signs
Tango Development Inc	\$ 3,454.04	final payment for pergolas
Tango Development Inc	\$ 736.75	1st payment to oil the pergolas
U.S. Structures, Inc.	\$ 77,136.70	1st payment for restoration of 2nd floor garage ceiling
U.S. Structures, Inc.	\$ 8,570.74	final payment for 2nd floor garage ceiling
Foremost Fence	\$ 9,922.00	1st payment for replacement fencing between visitors' garage and secured
Slider Engineering Group	\$ 6,919.70	\$5,034.70 for engineering work for repairs to 2nd floor garage ceiling. \$1,885.00 for engineering work on awning supports

Reva Mitchell moved and Deb Codella seconded to approve payments from reserves. The motion passed by a rollcall vote of three in favor, zero against (Motion 2020 – 21)

Old Business: None

New Business:

- A.** Visitors' garage traffic pattern change: Deb Codella talked about the ongoing issue of drive through traffic in the visitors' garage and unsafe conditions caused by that traffic. She reported that she had discussed with individual Board members possible options for solving the issue. One option is to close off the south end of the garage. The benefit of this option is protecting those who use the crosswalk from oncoming traffic, protecting vehicles from getting hit and eliminating pass-through traffic. Another option is to close off the center of the garage. The benefits from this option are that it will reduce the risk of pedestrians being hit by cars and it will stop drive through traffic. Whichever of these options is chosen would be on a trial basis. In that this is to happen in the visitors' garage, residents will not be affected by the change. A chain and cones would be put into place as a barrier. **Deb Codella moved and Reva Mitchell**

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seconded to close off the south end of the visitors' garage. The motion passed unanimously by a rollcall vote of 3 in favor and zero against. (Motion 2020 – 22)

- B. Ratify signing contracts. **Deb Codella moved and Bill Lakin seconded to approve the signing of these contracts. The motion passed unanimously by a rollcall vote of three in favor and zero against. (Motion 2020 - 23)**

Terry's Plumbing	\$7,200 to install a recirculation pump for hot water on floors 3 and 4
Tango Development	\$1,473.50 to oil the pergolas
Grant's Gardens	\$500 to trim the Madjool palm in the sunken garden.
RSS	\$244.90 to replace the camera near the exterior of the second floor entry/exit door.
Gulf Coast Signs	\$5,843.89 for signs on and in the visitors' garage
Lowe's Commercial Painting	\$5,900 to paint certain areas of the visitors' garage
Foremost Fence	\$19,844.00 to replace the fence between visitors' and secured parking garages.
Probell	\$650 to inspect the safety equipment on the roof

Committee Reports:

- A. Cable TV Committee: The service options available from Comcast are not very attractive financially and Frontier can't provide pricing at this time. It was agreed to let the Frontier contract renew for one year to give more time to look for more attractive options.
- B. Facilities Committee: Delivered by Dan Skoda. He reported that the windows will be washed soon, the hot water delivery to the north end of the 3rd and 4th floors will be improved with the installation of a small recirculating pump on each of those 2 floors. The pergolas are complete and have been oiled. The awning structure repair project is moving forward. We are now working with a project manager through Lighthouse Property Management. The company that's going to do the job painted a sample of what the final paint will look like. Mr. Skoda reported that the facilities committee has looked into the possibility of converting the pool and spa from a chlorine system to a salt system, as was requested by a unit owner. The committee recommends against making that conversion. **Deb Codella moved and Reva Mitchell seconded to accept the recommendation of the Facilities Committee to not convert the pool and spa system from chlorine to salt. The motion passed by a rollcall vote of three in favor and zero against. (Motion 2020 - 24)**
- C. Visitors Garage Beautification Committee: Deb Codella read the report prepared by the committee chair. The committee is happy to announce that new signage has been installed by Gulf Coast Signs. Painting and ceiling cleaning has also transpired. Replacement fencing is in the works. The permit has been applied for and could take 5 to 6 weeks before it is issued.

Owner Comments: An owner questioned the decision to block off the south end of the garage. He stated that the change would impact residents, as well as visitors. He was also incensed to learn that doing away with the handicap parking in the visitors' garage is being discussed. He also questioned why the fence between visitors' and secured garages is being replaced now. It was his understanding that the facilities committee was going to help find a way to protect the fence before it is installed. It was explained that the fence will take up to 8 weeks to be installed and that leaves plenty of time to find a way to protect it.

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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, **Reva Mitchell moved and Bill Lakin seconded to adjourn the meeting. The motion passed by a rollcall vote of three in favor and zero against. The meeting adjourned at 6:13 p.m. (Motion 2020-25)**

Respectfully submitted by
Kathy Grandt, manager on behalf of
Pam Mones, Secretary
Renaissance I Association, Inc.

MANAGEMENT REPORT

June 18, 2020

Projects in Progress or Pending

1. In-unit preventive maintenance checks began June 16th.
2. Working with engineer and contractor for the repair of the awning structures. They are working on the contract at this juncture.
3. Pressure washing pavers around the building is ongoing.
4. Scheduling project to install recirculation pumps on the hot water system on the north end of the 3rd and 4th floors. Should be finished before the end of June.
5. The job to replace some shutoff valves and moving them from the ceiling to lower on a wall has been delayed because it will necessitate shutting off the hot water to the entire building.
6. All inaccessible windows on the building will be cleaned the week of June 22, 2020.

Maintenance Projects Completed

1. The lights in the courtyard fountain have been replaced.
2. WallTech was in to repair damaged areas of wallpaper.
3. The air conditioning unit located near the social committee closet and hallway men's rest room was replaced.
4. The pergolas are finished. They will be oiled once the rainy weather clears up.
5. New signs have been installed in the visitors' garage helping to guide visitors to the correct parking and the lobby.
6. Painting areas in the visitors' garage have been painted.
7. Hill York performed preventive maintenance on booster pumps.
8. Hill York onsite to clear A/C condensation lines in two units. Problem was not in the stack.
9. Miscellaneous minor repair and maintenance projects were completed.

Housekeeping Projects:

1. Spot cleaning of carpets was done by Floorcare Solutions.
2. Increased washing/sanitizing of elevator buttons, refuse door and chute handles, service elevator lobby doors, and exit/entry door handles.
3. Brass tracks at the passenger elevators are in process of being cleaned. This is an ongoing project.
4. Stairwells were swept. Someone frequently leaves used tissues in the stairwell.
5. Each floor is vacuumed weekly. Though, there has been some interruption in this schedule due to the extra work being done to clean frequently touched areas in the building.
6. Drains in refuse rooms are treated once a week. The chute doors – inside and out – are cleaned as needed but at least weekly.
7. Phone and electrical rooms on each floor are inspected/cleaned weekly.
8. 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.

Projects that happen throughout the year:

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

Managerial:

1. 696 incoming email messages. 431 outgoing email messages.
2. Attended 6 continuing education training sessions on various topics via various electronic meeting platforms.
3. Attended 10 planned meetings. Unknown number of unplanned meetings.
4. Working with the garage Beautification Committee.
5. Working with Facilities Committee.
6. Still spending time reacting to the changing situations related to the coronavirus.
7. Met with individual Board of Directors members on various topics.
8. Assisted residents with various situation and issues.
9. Working closely with maintenance and housekeeping staff on every-day and special projects.

Kathy Grandt, Community Manager

June 18, 2020