

**Renaissance I Association, Inc.**  
**Announcement of Board of Directors Meeting**  
**Thursday September 17, 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 June 18, 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 - Survey
9. New Business
  - A. Ratify signing of contracts
10. Committee Reports
  - A. Facilities committee
  - B. Visitors' garage
- 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](mailto:kgrandt@rencondo.com)**
12. Management Report
13. Adjournment

Submitted by Kathy Grandt, Community Manager    **Next meeting date: October 15, 2020**

Zoom Meeting Link:

<https://us02web.zoom.us/j/85468760805>

**Telephone number to join the meeting: 301-715-8592**

**Meeting ID: 854 6876 0805**

## APPROVED

### **The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, September 17, 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, Manny Lauria, Vice President, Treasurer Reva Mitchell, Pamela Mones, Secretary, and Director Bill Lakin constituting a quorum. There were approximately 34 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 September 14, 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:** Secretary Pam Mones presented the minutes of the June 18, 2020 regular meeting of the Board. **Pam Mones moved to approve the minutes. Manny Lauria seconded the motion. The motion passed unanimously by a rollcall vote of five in favor, zero against. (Motion 2020-26) There were no meetings in July or August.**

**President's Report:** President Deb Codella reported the following:  
COVID 19 – We are still in the midst of this epidemic. We must continue taking care of ourselves when using the amenities and moving about the building. We are fortunate in that we have had just one reported case of COVID-19. Please continue wearing masks and keeping an appropriate distance from those not in your household. Ms. Codella acknowledged the staff for their continued service during this stressful time.

Ms. Codella mentioned that the BOD is continuing its work of keeping up the high standards for the building. She reminded the body that the Board is made up of owners who live in the building. They do the work they do on a volunteer basis. There are no fees discounts or other remuneration for the work they do. The same is true of the committees that work so hard to keep things flowing at the Renaissance. Ms. Codella introduced the Board members.

She told the body that Reva Mitchell, treasurer, and Kathy Grandt, manager, are working hard to form a draft budget.

Ms. Codella talked about the problem of vehicles speeding upon exiting the Renaissance garage by the north exit. She asked those who use it to slow down and watch for pedestrians.

**Master Association Report:** Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He told the Board of Directors that repairs of damage to the May Lane fountain have begun. He reported that the road around the Alinari will be repaved. The RPMA Board is working on its budget. They approved an amendment to the RPMA governing documents to clarify the ownership of the green space behind the Alinari, which does belong to the Alinari. Mr. Skoda also mentioned the reported problems of vehicles speeding out of the north exit from the Renaissance garage and speeding on the access road between Valencia townhomes and the Renaissance. There has been discussion about installing speed bumps throughout that road. Mr. Skoda reported that there is still no

## APPROVED

solid information related to the status of the Hotel Indigo. There has been discussion with the parties to convert it to either a condo/hotel or an assisted living facility/hotel.

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

### Financial Status

- As of the end of August, the Association's operating account has a balance of \$581,546.93 and reserves at \$2,141,433.87 for a total of \$2,722,980.80. Month to date bottom line is positive \$5,723.43 which is \$5,651.39 under budget. Year to date we are positive \$60,268.95.

### Delinquencies

- As of September 17, 2020, delinquencies total \$5,481.17. One owner has not paid the 2nd quarter fees. That account has been referred to the collections attorney. Several have short paid their fees. We are working with Lighthouse to clear up these shortages.

### Budget

Preliminary work on the 2021 budget is underway. The budget committee will meet soon to form a draft budget for review by owners.

### Ratify Payment From Reserves

Terry's Plumbing	\$ 7,200.00	Install recirculation pumps on 3rd & 4th floors
Synergy Electric	\$ 793.00	Capped off electric at poolside pots
Synergy Electric	\$ 5,220.53	Installed lights in courtyard fountain
Treasure Cove	\$ 1,389.21	50% for new pool deck pots
Treasure Cove	\$ 1,389.21	Final payment for pool deck pots
Grants Gardens	\$ 3,296.93	50% for handling plants on pool deck
Villa-Fuerte Construction	\$ 1,650.00	1st draw for bollards project
Villa-Fuerte Construction	\$ 3,850.00	final payment for installation of bollards
Dan Skoda	\$ 3,056.46	Reimbursement for purchase of steel for bollards
Slider Engineering Group	\$ 63.75	Engineering services
Slider Engineering Group	\$ 2,011.25	Engineering services - awnings
Slider Engineering Group	\$ 2,562.50	Engineering services - awnings

**Reva Mitchell moved and Deb Codella seconded to approve payments from reserves. The motion passed by a rolcall vote of five in favor, zero against (Motion 2020 – 27)**

### Old Business:

The survey that was conducted earlier this year was flawed in a number of ways. When it was sent out initially, the format was not useful. It was redesigned and resent. There were quite a few owners who reported that they did not received the link to participate in the corrected survey. Because of that the results are invalid. It was pointed out that there was a strong response by those who could participate

## APPROVED

and that the developing opinion was to make no alteration to the traffic pattern in the visitors' garage. However, it is obvious that if the response had gone toward closing off the garage to through traffic, those opposed to that would have declared the survey invalid. Declaring it invalid is the fairest thing to do for all interested in the survey and its subject. This topic will be tabled for now.

### New Business:

A. Ratify signing contracts. **Deb Codella moved and Reva Mitchell seconded to approve the signing of these contracts. The motion passed unanimously by a rollcall vote of five in favor and zero against. (Motion 2020 - 28)**

Lighthouse Property Management	For accounting, HR and other management services. \$20,196.00 annually
Lighthouse Property Management	For project management service related to the awnings project. Not to exceed \$5,000.
Tropex	For care of indoor plants. \$315 per month
Culligan	Replacement of softening system for the cooling tower. \$9,659.65
Dreux Isaac & Associates	For reserve study update \$975.00
Pools By Lowell	Algae treatment for the pool. \$126.96
Floor Care Solutions	Yearly maintenance of the hallway carpet. \$9,494.72/year
Crowther Roofing	Roof PM inspections and minor repairs. \$1,200/year
FitRev	For PM for fitness equipment. \$145/quarter
Dutchman Window Cleaning	Twice annual cleaning of all exterior windows and twice annual cleaning of just the first floor windows. \$8,820
Various contractors and providers related to bollards installation	Villa-Fuerte Construction \$5,450 to install bollards and move wheel stops. Tampa Bay Steel \$3,056.46 for steel pipe. Glen Mast \$250 for engineering services.
Synergy Electric	\$5,220.53 to replace lights in courtyard fountain
Treasure Cove	\$2,778.42 for replacement pottery on pool deck
Grants Gardens	\$6,593.86 for work and plants related to the pool deck plantings
Synergy Electric	\$793.89 to cut and cap electrical under poolside pots
Windemuller Technical Services	\$393.38 for installation of a light fixture in storage room 2

## APPROVED

FitRev

\$774.59 to repair one of the treadmills

**Community Report:** Pamela Mones delivered the following report: The Rosemary District is comprised of District 1 and District 2 for representation on the City Commission. The RDA will hold a Candidate Forum on Wed., Sept. 23, via Zoom. Please go to the RDA website for details: [www.rosemarydistrictassociation.org](http://www.rosemarydistrictassociation.org) Mrs. Mones also reported that there was a movement afoot that would permit Planned Parenthood to open a center to provide showers and other comforts to the homeless community. The RDA voted that down.

### **Committee Reports:**

- A. **Facilities Committee:** Delivered by Dan Skoda. He reported that the Association should have a contract with Seacoast to repair the awning structures soon. Mr. Skoda yielded to Darcey Sheldon who reported on the work she and a subcommittee of the Facilities committee did to explore options for installing retractable screens on the exterior of the sliding glass doors. Mr. Skoda said that the Facilities Committee recommends altering the Rules & Regulations to permit installation of retractable screens under strict conditions. **Deb Codella moved and Pam Mones seconded to accept the recommendation of the Facilities Committee to permit the amendment to the Rules & Regulation to allow for installation of retractable screens under strict guidelines. The motion passed by a rollcall vote of five in favor and zero against. (Motion 2020 – 29)** A subcommittee of the Facilities Committee formed to find a replacement for the pool deck furniture. After much research and meetings with potential vendors, the committee recommends contracting with Alumatech for replacement lounges and refinishing the tables and chairs to match. **Deb Codella moved and Bill Lakin seconded to accept the recommendation of the Facilities Committee and to contract with Alumatech for the pool deck furniture, as described above. The motion passed by a rollcall vote of five in favor and zero against. (Motion 2020 – 30)** A unit owner requested that the Board of Directors permit owners to replace the non-operable windows in his unit with those that operate. This request was referred to the Facilities Committee to investigate. The committee did so and recommends against permitting the installation of operable windows. The committee recommended that the Board agree to paint the height bars at the garage entrances bronze to match other aspects of the building and use white reflective lettering. There was discussion. Pam Mones expressed that she does not agree with that option and that more contrast is a better option. Mr. Skoda reported that the wheel stops in the garage are to be moved and fastened down.
- B. **Visitors Garage Beautification Committee:** Manny Lauria reported that the fence will be done by week's end. The gates will be installed shortly thereafter. There was a brief discussion about the possible installation of fob readers at the pedestrian gates. There discussion about the color for the bollards.
- C. **Landscape Committee:** Renee Bondaroff reported that the committee replaced the pots around the pool deck and replanted them. The pavers will be replaced where needed. The committee is working to get the palms around the building trimmed.
- D. **Architectural Committee:** Bill Lakin reported that the committee has been working on revisions to the forms and applications for in-unit work. Primarily, there has been clarification on sound proofing and chipping hammers. He referred the forms to the BOD for comment.

**Owner Comments:** A question was asked about the status of the zoning of the five lots owned by Sarasota Modern. Pam Mones shared the information she currently has on that topic. Another owner asked that the discussion about windows be added to the agenda for the next meeting. An owner spoke about the visitors' garage traffic pattern and became quite heated to the point that further discussion was not possible.

## APPROVED

**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 five in favor and zero against. The meeting adjourned at 6:45 p.m. (Motion 2020-31)**

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

# MANAGEMENTREPORT

September 17, 2020

Projects in Progress or Pending and are nearing completion.

1. In-unit preventive maintenance checks began June 16<sup>th</sup> and are nearing completion.
2. A project manager has been engaged to help with the repair of the awning structures. The facilities committee is working the project manager on the contract, lighting contractors and the canvas contractor at this juncture.
3. Pressure washing pavers around the building is ongoing.
4. 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.
5. Fence between visitors' and secured garages is in the process of being installed.
6. Forming a list of residential doors that have defective handles. Owners are responsible for repair of the door handles. May hire a locksmith company to come in to repair them at a cost to the owner of the affected unit if the homeowner is not able to make the repair.
7. Looking to hire a painter to take care of all of the peeling and chipped areas.

Maintenance Projects Completed

1. Replaced 5 HP motor that pushes water up to the cooling tower.
2. Project to install recirculation pumps on the hot water system on the north end of the 3<sup>rd</sup> and 4<sup>th</sup> floors is complete and was successful.
3. Miscellaneous minor repair and maintenance projects were completed.
4. Bollards were installed near the fence that divides the secured and visitors' garages
5. The pottery on the pool deck was replaced. Most of the existing plants were replanted.
6. Flushed water system on the second floor.
7. Drywall repairs around the building were completed.
8. The compactor underwent a serious repair. Something jammed the ram to the point that the ram was damaged.
9. The water softening system for the cooling tower was replaced.
10. The annual fire safety equipment was inspected. Some repairs will be required.
11. The quarterly preventive maintenance for common area A/C units was 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. Drains in refuse rooms are treated once a week. The chute doors – inside and out – are cleaned as needed but at least weekly.
5. Phone and electrical rooms on each floor are inspected/cleaned weekly.
6. 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. Didn't count the email messages since we last met.
2. Attended 10 continuing education training sessions on various topics via various electronic meeting platforms.
3. Attended 30 planned meetings. Unknown number of unplanned meetings.
4. Working with Treasurer Reva Mitchell on the 2021 budget
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

September 17, 2020