

Renaissance I Association, Inc.
Announcement of Board of Directors Meeting

Thursday October 15, 2020 – 5:30 p.m.

Held electronically via Zoom – information below

ONLY UNIT OWNERS MAY ATTEND THIS MEETING

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 17, 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
 - D. Budget - 2021
8. Old Business
 - A. Dog park
9. New Business
 - A. View corridor easement discussion
 - B. Joining units
 - C. Ratify signing of contracts
 - D. Windows discussion
 - E. Committee appointments
10. Community report
11. Committee reports
 - A. Facilities committee
 - B. Visitors' garage
 - C. Other committee reports
- 12. Owner Comments – must sign up to *speak to agenda items*. 15 minutes will be allotted for discussion. Either sign up in the admin office or send Kathy Grandt an email message kgrandt@rencondo.com**
13. Management Report
14. Adjournment

Zoom Meeting Link: <https://us02web.zoom.us/j/82587266872> Meeting ID 825 8726 6872

Telephone number to join the meeting: 301-715-8592 Meeting ID: 825 8726 6872

Submitted by Kathy Grandt, Community Manager **Next BOD meeting date: November 19, 2020**

Posted October 13, 2020 via email and in usual posting places within the building

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The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, October 15, 2020

Call to Order: President Deborah Codella called the meeting to order at 5:32 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 56 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 October 13, 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. The notice was also sent via email to owners who have provided an email address to the Association.

Secretary's Report: Secretary Pam Mones presented the minutes of the September 17, 2020 regular meeting of the Board. **Pam Mones moved to approve the minutes. Deb Codella seconded the motion. The motion passed unanimously by a rollcall vote of five in favor, zero against. (Motion 2020-32)**

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

At the last BOD meeting, the BOD voted to put forward the recommendation of the Facilities Committee to amend the rules and regulations to permit owners to install retractable screens for sliding doors on the exterior of the doors. The proposed change to the language will be sent to owners for their consideration on October 19, 2020. The amendment will be acted upon at the November BOD meeting. In the meantime, please do not install screens until that language is officially acted upon.

New signage has been installed at the north gate. Please read it and act accordingly to help prevent hurting a pedestrian or crashing into cars traveling on the road behind the Renaissance garage.

People should continue to follow guidelines designed to slow the spread of the coronavirus. Wear masks, keep a safe distance and protect yourself and your neighbors.

Master Association Report: Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. He told the Board of Directors that the road around the Alinari will be repaved. Mr. Skoda reported that repairs to the fountain on May Lane are underway and should be completed next month.

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 \$378,307.04 and reserves at \$2,122,701.35 for a total of \$2,501,008.39. Month to date bottom line is positive \$5,892.93 which is \$5,820.89 under budget. Year to date we are positive \$66,161.88.

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Delinquencies

- As of today, October 15, 2020, delinquencies total \$36,520.49. This will change dramatically after the 15th because a number of owners believe that the fees are due that day rather than the actual due date of the 1st of each quarter. One unit is in collections.

Budget

Work on the draft 2021 budget is complete. The budget committee worked with me and Kathy Grandt to form a draft budget for review by owners. Mrs. Mitchell explained the budget and the reason for an increase. **Reva Mitchell made a motion to approve mailing the draft budget to owners for their review. Manny Lauria seconded. The motion passed unanimously by a rollcall vote of five in favor and zero against. (Motion 2020-33)** That draft budget will be sent to owners the first of next week.

Ratify Payment From Reserves

Foremost Fence	\$9,922.00	Install recirculation pumps on 3rd & 4th floors
Lighthouse Property Mgmt	\$501.07	Project management services related to the awning project
Lighthouse Property Mgmt	\$336.53	Project management services related to the awning project
Culligan	\$9,496.82	Replaced water softening system for cooling tower water.
Grant's Gardens	\$3014.93	Final payment for pool deck pots/plants

Reva Mitchell moved and Deb Codella seconded to approve payments from reserves. The motion passed by a rollcall vote of five in favor, zero against. (Motion 2020 - 34)

Old Business:

Dog park: An owner raised the question regarding the status of a dog park for residents who have pets. The president referred to the March 2018 pet committee meeting where it recommended that rules would be 'relaxed' to allow pets to use the strip of landscaping outside the service entrance door, so the matter had been addressed. After some discussion ensued surrounding the increase in number of pets in the building, it was agreed that the pet committee would reconvene to explore potentially better options since some pet owners felt the current situation was unsatisfactory and report back to the board.

Bill Lakin made a motion to reactivate the pet committee. Deb Codella seconded the motion and it passed unanimously by a rollcall vote of 5 in favor and zero against. (Motion 2020 – 35)

New Business:

- A. View corridor easement – Deb Codella reported that the Van Wezel Foundation contacted her to discuss the possibility of altering the view corridor easement to build a performing arts building higher than stipulated in the easement. There was a lengthy and meaningful discussion amongst the Board members about the pros and cons of allowing the alteration of the easement. The Van Wezel Foundation will be conducting two presentations early in November that owners can view. There will be an opportunity to ask questions about the presentation contents

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at the end of each. A couple of days after both presentations occur, the Association's attorney will be available for questions. All of these meetings will be held by Zoom.

- B. Joining units – There has been discussion about permitting owners of adjacent units to join them by installing a door between the two units. The units will still be considered two units, the hallway doors would remain as they are now, the owners of the units would have the same voting percentage, and the fees will be the same. There will be standards for the construction and approval of a home improvement packet will be required. It is recommended by the Association's attorney that a ballot on this subject be sent to all owners. He has written one for distribution. **Deb Codella moved to approve sending the ballots regarding joining adjacent unit to owners and Reva Mitchell seconded the motion. It passed by a rollcall vote of five in favor and zero against. (Motion 2020 – 36)** The ballots will be sent to owners within a week. The subject will be acted upon at the November BOD meeting.
- C. Ratify signing contracts. **Deb Codella moved and Pam Mones 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 - 37)**

Piper Fire	For replacement of defective sprinkler heads in the amount of \$3,663.78
Alumatech	For replacement pool deck lounge chairs and to refinish the tables and chairs near the grill in the amount of \$5,876.00
Grant's Gardens	For trimming of palm trees in the amount of \$4,940. \$3,427.50 of that will be reimbursed by Rosemary Place Master Association
Pools By Lowell	Annual maintenance agreement. In the amount of \$6,000
R2J Chemical	Cooling tower water treatment in the amount of \$4,320 for monthly service

- D. Windows discussion – An owner asked that this topic be added to the agenda. She was unable to join the meeting, so there was no discussion.
- E. Committee appointments – **Deb Codella moved and Reva Mitchell seconded to appoint Clarence Jones to the Safety and Security committee; Reva Mitchell, and Patrick Dennis to the cable tv committee; Mark Kellett to the pet committee. The motion passed unanimously by a rollcall vote of five in favor and zero against. (Motion 2020 - 38)**

Community Report: Pamela Mones reported on the **Rosemary District**, noting that owners of the Sarasota Modern property, which also own parcels along 5th Way and 5th Street have asked for up-zoning from Downtown Edge (DTE- max. of 5 stories) to Downtown Core (DTC-max of 10 stories) based on the Sarasota's Future Land Use Map designations. No site plan has been submitted, so the developer could not offer any details about what they have planned should they obtain approval for the up-zone. She encouraged residents to follow the application process that will make its way through the City's planning department should you want to express your opinions as the plans unfold. Questions or concerns: Department of Development Services, 941-365-2200, ext. 36596; Shayla Griggs, City Auditor and Clerk.

Rosemary District Association meetings will start up again in January 2021. Check out the association's website for details of events and newsletters: www.rosemarydistrictassociation.org

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Committee Reports:

- A. Facilities Committee: Delivered by Dan Skoda. The committee reviewed the maintenance aspect of the proposed budget and passed its recommendations along to the finance committee. It appears that the repair of the canvas supports on the 3rd level of the garage will begin in January. A subcommittee of the facilities committee is exploring a way to improve drainage in the secured parking.
- B. Visitors Garage Beautification Committee: Manny Lauria reported that the project is nearly complete. The only outstanding items are the cleaning of the floor, restriping the parking spaces and installing bollard covers.

Owner Comments: Questions about the view corridor easement alteration and comments that it will set a precedent for future alteration requests. An owner asked about the approval process for the dog park. Specifically: if most owners don't want it to be installed, what will happen. There was a question about the joining of units and Deb explained the process.

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 Mones seconded to adjourn the meeting. The motion passed by a voice vote of five in favor and zero against. The meeting adjourned at 6:54 p.m. (Motion 2020-39)**

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

MANAGEMENT REPORT

October 15, 2020

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. 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.
3. 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.
4. Looking to hire a painter to take care of all of the peeling and chipped areas.
5. Seeking bids to refinish the brass in the passenger elevators and the call button plates on each floor.
6. Furniture for pool deck was ordered. Some of the existing furniture will be refinished.
7. The video cameras on the 2nd and 3rd garage level just outside of the door will be replaced.
8. The following exterior paint projects are to be scheduled:
 - a. loading and compactor bay doors
 - b. bumpers on building near bay doors
 - c. three pedestrian doors
 - d. height restriction bars and mounting beams

Maintenance Projects Completed

1. In-unit preventive maintenance checks are complete.
2. Fence between visitors' and secured garages is in the process of being installed.
3. Installed signs at the north garage exit gate to encourage people using that exit to slow down and look around as they exit via that gate.
4. Miscellaneous minor repair and maintenance projects were completed.

Managerial:

1. Received 630 email messages since September 17, 2020. I wrote 368 messages.
2. Attended 23 planned meetings. Unknown number of unplanned meetings.
3. Working with Treasurer Reva Mitchell on the 2021 budget
4. Working with Facilities Committee on various projects.
5. Still spending time reacting to the changing situations related to the coronavirus.
6. Met with individual Board of Directors members on various topics.
7. Assisted residents with various situation and issues.
8. Working closely with maintenance and housekeeping staff on every-day and special projects.

Kathy Grandt, Community Manager

October 15, 2020