

Renaissance I Association, Inc.
Announcement of Annual Meeting of Members

Thursday December 17, 2020 at 6:30 p.m.

**Due to concerns related to the coronavirus the meeting will
be held via Zoom – details below**

The purpose of the Annual Meeting of Members is to elect three (3) members to the Board of Directors to fill three (3) expiring terms and to conduct other business of the Association.

AGENDA

1. Call to Order: 6:30PM
2. Election of Chairman of the Meeting
3. Roll Call: Determination of a Quorum: Secretary
4. Proof of Notice of Meeting: Community Association Manager
5. Election of Inspectors of Election
6. Disposal of Unapproved Minutes: 12/19/19 Annual Meeting
7. View Corridor Easement
8. Reports of Officers:
 - a. Deborah Codella President
 - b. Reva Mitchell, Treasurer
9. Committee Reports
 - a. Architectural Committee
 - b. Facilities Maintenance Committee
 - c. Landscape Committee
 - d. Social Committee
 - e. Any Additional Committee Reports
10. Rosemary District Report
11. Master Association Update
12. Unfinished Business - none
13. New Business
 - a. Proxy Results, Secretary
 - b. Announcement of Election Results, Secretary
14. Management Report, Community Association Manager
15. Adjournment

Submitted by Kathy Grandt, CAM

Distributed on November 17, 2020 via U.S. Mail, hand delivery, or email, as designated by owner and FL Statute.

<https://us02web.zoom.us/j/85210856379?pwd=YnN5dWRob0N2bDA1ZzZSYjRIRHBvZz09>

YOU MUST USE THIS PASSCODE: Passcode: **622545**

The Meeting ID: 852 1085 6379

To join by telephone, use this phone number 301-715-8592 and this Passcode: **622545**

The Renaissance I Condominium Association, Inc.
Minutes of The Annual Meeting of Members
Thursday, December 17, 2020

DRAFT – NOT FOR PUBLICATION

The 2020 Annual Members' Meeting occurred at 6:30 pm on Thursday, December 17, 2020 and was held virtually by via Zoom.

Call to Order/Election of Chairman: Kathy Grandt, Community Manager called the meeting to order at 6:30 p.m. and asked for a nomination for chairman of the meeting. **Reva Mitchell made a motion to elect Deborah Codella chairman of the meeting. Manny Lauria seconded the motion. It passed by voice vote. (Motion 2020 – 50)**

Determination of Quorum: Present for the Board were President Deb Codella, Vice President Emanuel "Manny" Lauria, Secretary Pamela "Pam" Mones, Treasurer Reva Mitchell, and Director William "Bill" Lakin. There were 176 homeowners present either in person or by proxy, constituting a quorum. Also present was Kathy Grandt, Community Association Manager and Kyanne Merrill representing Lighthouse Property Management.

Confirmation of Proper Meeting Notice: Notice was mailed to homeowners 60 and 30 days prior to the meeting and the agenda was posted in the building 14 days prior to the meeting in accordance with Florida statutes and the Bylaws of the Association. An affidavit of mailing was filed in accordance with the Bylaws of the Association and requirements of the Florida Statutes. Community Manager, Kathy Grandt attests that all notices were delivered as stated.

Election of Inspectors of Election: **Deb Codella moved and Manny Lauria seconded to elect Marsha Turner, Darcy Sheldon, and Sue Kellerman as inspectors of election. The motion passed by a voice vote. (Motion 2020 – 51)**

Approval of Previous Meeting Minutes: **Pamela Mones made a motion to approve the meeting minutes of the 2019 Annual Meeting. Deb Codella seconded the motion. The motion passed by a voice vote. (Motion 2020 – 52)**

President's Report: Ms. Codella reported on how the corona virus has affected the community. She urged everyone to wear masks, keep a safe distance from those not in your household, and to take all precautions to take care of yourself. Ms. Codella thanked the staff for the extra effort they have put in to help residents get through this safely.

Treasurer's Report:

Financial Status

- As of the end of October, the Association's operating account has a balance of \$400,747.31 and reserves at \$2,214,808.82 for a total of \$2,615,556.13. Month to date bottom line is over budget by \$13,949.42 which is \$14,021.46 over budget. However, year to date we are positive \$62,472.38.

Delinquencies

- As of today, December 17, 2020, delinquencies total \$7,771.37. One unit is in collections. That unit is behind \$6,968.34.

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Committee Reports:

Architectural Committee: Bill Lakin reported a busy year citing 27 projects including small and large in-unit project. The committee also worked with owners to establish a protocol for installing approved screens in sliding doors of units; and to help develop specifications for how owners who own adjacent units can join them.

Facilities Maintenance Committee: Delivered by Dan Skoda. He reported projects that have been completed in 2020 and some that will be completed in the first half of 2021. The repairs to the second floor ceiling in the garage was a larger job than expected. It is anticipated that the project to repair the awnings-support structures and replacement of the canopies will begin early 2021

Landscape Committee: Delivered by Renee Bondaroff. Many of the pots around the pool were replaced and new plantings installed. She said that the potted palms in the courtyard will be replaced and that some plantings near the service door will be replaced.

Social Committee: None delivered. The coronavirus has temporarily ended social gatherings.

Insurance Committee: Delivered by Jay Rixse. explained that insurance rates went up and down through the years depending on hurricanes and other factors. Mr. Rixse reported that catastrophes throughout the country have an effect on rates here. Insurance premiums have increased by 16.9% since last year. We were warned to expect a 20% to 20% increase. **Jay Rixse made a motion to recommend to the Board the insurance terms presented. Deb Codella seconded it and the motion passed by a voice vote. (Motion 2020 – 53)**

Rosemary District Report: report by Richard Mones who said that a parcel for a public park for our neighborhood has been chosen to be purchased by the city and is located at the southwest corner of Blvd. of the Arts and Central Ave. The city entered negotiations with the owner but a shortfall exists between the city's offer and the owner's sale price. As a result, the Rosemary District Association hoped to raise the money for the shortfall with a fund-raising campaign. More details to come.

Rosemary Place Master Association: report was delivered by Dan Skoda noted the following achievements:

- Fountain at entrance to property from US 41 onto May Lane is now operational after being repaired
- Landscaping has been improved throughout the area around Hotel Indigo, Valencia townhouses, Alinari, and the Renaissance.
- He will no longer be serving on the RPMA, though Reva Mitchell will continue to serve, leaving a seat for one more representative of the Renaissance.

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Reva Mitchell made a motion to appoint Deb Codella to fill the open seat on the RPMA board of directors. Pam Mones seconded the motion and it passed by a voice vote. (Motion 2020 – 54)

Board Vice President Manny Laurie questioned if the seat had to be filled by a board member, asking if a non-board member could be appointed. A couple of owners asked for clarification about what the RPMA is, with Dan Skoda stating it's comprised of the Hotel Indigo, Valencia, Alinari, and the Renaissance associations, and collectively discuss issues surrounding landscaping, roads, signage, and major architectural changes that may be needed or proposed. Each association gets to appoint one member with one member at-large. While owners are encouraged to get involved in these various committees and association business, it was strongly encouraged that before doing so people attend several meetings so they can have a deeper understanding of the issues that are being discussed and may be forthcoming and know what is going on in the whole community.

Unfinished Business: None

Management Report: The report was delivered by Kathy Grandt, community manager. Ms. Grandt highlighted a number of items completed in 2020. Please see entire report attached to this document.

Owner Comments: Owners questioned how the association invests money in its accounts. Treasurer Reva Mitchell explained how it is reinvested to keep the reserves healthy.

Allen Kraft, a member of the ad hoc new View Corridor Easement Committee approved by the BOD at the last BOD meeting, reported that he has finished the final draft of the committee charter and will send it to the committee most likely after Christmas and discuss options for continuing gather facts about the VCE and educate owners

Current President Deb Codella invited new owners to introduce themselves, and invited other owners to share stories if they wanted to, with one owner stating she had rented in our building some time ago and always wanted to 'come back' and happily bought a place and is 'so glad to be back.'

New Business:

- 1) **Proxy Results:** Secretary Pam Mones reported the following:
 - a. of the 137 owners who voted, 126 approve of transferring 2020 year-end excess funds, if any, from the operating account to reserves account at the discretion of the Board of Directors.
 - b. of the 137 owners who voted, 130 approve payment of the association's insurance premium from reserve funds with a repayment plan from operating funds that would consist of one payment monthly until repaid in full.
- 2) **Election Results:** An election was held as there were four candidates and three open positions on the Board of Directors. The candidates were: Deborah Codella, William Lakin, Tamara Logan, and Reva Mitchell. 176 association members voted and the results are as follows: 72 votes for Deborah

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Codella, 153 votes for William Lakin, 103 votes for Tamara Logan, and 151 votes for Reva Mitchell.

Adjournment: Deb Codella made a motion to adjourn the meeting and Reva Mitchell seconded the motion. The meeting adjourned at 7:20 p.m. (Motion 2020 – 55)

Respectfully submitted,
Pamela Mones, Secretary
Renaissance I Association, Inc.

MANAGEMENTREPORT

December 17, 2020 Annual Meeting

Year in review

1. A painting contractor has been identified to do all of the touchup painting on the residential floors. Paint Job Boys will be here January 11th to begin that project. They estimate it will take 4 to 5 days.
2. A major repair to the ceiling of the second level of the garage was done. Post tension cables had become exposed. The project was to readjust them.
3. The pergolas were replaced.
4. The pool deck furniture was replaced and the tables near the grill were refinished and new webbing installed.
5. The planter pots around the pool were replaced and some new plants installed. Some of the preexisting plants were re-potted.
6. The lights in the courtyard fountain were replaced with LED fixtures.
7. Project to improve drainage in the secured parking garage is in the works.
8. The visitors' garage was spruced up with painting on the columns, new fencing, bollards installed in the spaces near the fence and the parking deck was pressure washed.
9. The spa heater was replaced.
10. An exhaust fan was installed in the pool equipment room.
11. Landscape projects: Replace damaged jasmine outside of the service door. It will have to be roped off until the new plants take hold. The pygmy date palms in the courtyard will be replaced. The roots of the crotons in the courtyard will be pruned and repotted with fresh soil.
12. The brass in the passenger elevators and the call plates on the residential floors were cleaned and polished.
13. A major repair to the compactor was done after someone threw an item into it that jammed in the ram stopping it from functioning.
14. The guillotine and wench cable related to the compactor were also replaced. The guillotine had to be replaced because something heavy was dropped down the chute and damaged it. The guillotine is in place for a couple of reasons, not the least of which is to prevent fire moving up the chute should there be a fire in the compactor.
15. An A/C unit that cools a portion of the first floor common hallways was replaced.
16. The softener equipment that treats the water fed to the cooling tower was replaced.
17. Overhead doors and 4 regular exterior doors were painted.

Kathy Grandt, Community Manager December 17, 2020