

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

Thursday January 21, 2021 – 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 November 19, 2020 regular meeting
5. President's Report
 - A. Appointment of Board of Directors member
6. Rosemary Place Master Association Report
7. Treasurer's Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payment from reserves
8. Old Business
9. New Business
10. Community report
11. Committee reports
 - A. Facilities committee
 - B. View corridor easement
 - 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
 - A. BOD members attendance at committee meetings
14. Adjournment

Zoom Meeting Link: <https://us02web.zoom.us/j/84159133544> Meeting ID 841 5913 3544

Telephone number to join the meeting: 301-715-8592 Meeting ID 841 5913 354

Submitted by Kathy Grandt, Community Manager

Next BOD meeting date: February 18, 2021

APPROVED

The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors
Thursday, January 21, 2020

Minutes

Call to Order: President Emanuel “Manny” Lauria called the meeting to order at 5:30 p.m. The meeting was held via Zoom due to continued Covid-19 virus concerns.

Determination of a Quorum: Board members present: President Manny Lauria, Vice-President Bill Lakin, and Secretary Tamara Logan constituting a quorum. Kathy Grandt, community manager, was present. Approximately 34 homeowners attended by video and by telephone.

Confirmation of Proper Meeting Notice: Proper notice was posted in the usual places in accordance with Florida statues and Bylaws of the Association, attested to by Kathy Grandt. Email notices were sent to owners who had provided their email addresses.

Secretary’s Report Secretary Tamara Logan presented the minutes of November 19, 2020 regular meeting and moved to approve the minutes. Bill Lakin seconded the motion. The motion passed with a roll call vote of 3-0 in favor. (Motion 2021-01)

President’s Report: President Manny Lauria reported:

- Per the Association’s Amended and Restated Articles of Incorporation, Article 3, paragraph 3.4, subparagraph (d), vacant seats on the Board of Directors that occur between elections are to be filled by the remaining Board members. With that in mind, Mr. Lauria made a motion to appoint Allen Kraft to fill the seat vacated by Pamela Mones. The term will expire in December of this year. Tamara Logan seconded the motion and it passed by a rollcall vote of 3 in favor, 0 against. Mr. Lauria reported that Allen has helped in the community by serving on several committees: He is chairman of the Documents Committee and the Fitness Committee. He also serves on the Facilities Committee and the recently formed View Corridor Easement Committee. Knowing that he is a proven entity made the decision to appoint him to the Board an easy decision. We all welcome him.
- Recently, the garage was entered by thieves who got into apparently unlocked cars and took whatever they found of value. The night security guard, Jeff Waters, saw what was happening and called the police immediately. The thieves were caught by the police shortly thereafter. As a reminder, please keep your vehicle doors locked, even in the secured area of the garage. No security method is foolproof, so we have to do what we can personally to protect ourselves. If you ever see something untoward in the garage, contact the desk immediately. If you ever feel as though you are not safe, call the desk and the guard will come and escort you from your vehicle. Program the number into your phone – it is 941-957-3957.
- It is still necessary for all of us to wear masks or other face coverings. New variants of the virus are being discovered and we don’t want to be taken back to early 2020 by not protecting ourselves and our neighbors.

Rosemary Place Master Association Report: Reva Mitchell, treasurer of the Rosemary Place Master Association, reported: She announced the election of officers of the RPMA Board of Directors. She spoke about the ongoing problems of speeding coming out of the Renaissance garage and around the access road between the Valencia townhomes and the Renaissance garage. The repair of pavers on May Lane is being looked into. A reserve study of the RPMA property will be conducted soon.

The Renaissance Board of Directors has decided to relieve Deb Codella of her appointment to the RPMA Board. **Tamara Owens made a motion to appoint Manny Lauria to the RPMA Board of Directors. Allen Kraft seconded and the motion passed unanimously by a voice vote. (Motion 2021-02)**

Treasurer's Report: The report was delivered by Manny Lauria.

Financial Status

- As of the end of December, the Association's operating account has a balance of \$363,517.86 and reserves at \$2,208,413.39 for a total of \$2,571,931.25. Month to date bottom line is negative \$17,524.19. Year to date we are positive \$44,948.19.

Delinquencies

- As of today, January 21, 2021, delinquencies total \$42,130.29. 17 units have not paid the first quarter fees. Several others have not adjusted their fees for the 2021 rate. We'll send notes to those people so that they can catch up. One of unit is in collections.

Ratify Payment From Reserves

Allen Kraft made a motion to ratify these payments from reserves. Bill Laken seconded the motion which passed by a rollcall vote of 4 in favor and 0 against. **(Motion 2021-03)**

Marsh & McLennan Agency	\$189,280.27	Association's 2021 insurance premium
The Zenith	\$616.00	Workers' compensation insurance premium

Community Report: Richard Mones delivered the report. The park for which the Rosemary District Association has been working so hard to be created is approved and will be developed in the near future. The surrounding community members chipped in their own money to help close the gap of payment for the land on which the park will be built. Dr. Mones encouraged everyone to go to the website for the Rosemary District Association, which is: <https://www.rosemarydistrictassociation.org/>

Old Business: None

New Business: None

Committee Reports:

- Facilities Committee:** Dan Skoda delivered the report. He explained why elevator one is still not functioning. The part to repair it is rarely needed so it has been difficult to find. Mr. Skoda explained why some of the pool deck furniture is not in place. Some of it is

still being refinished and some is being manufactured. There is a project to expand the drain at the entry of the secured parking area planned. It will happen in early February. There is a subcommittee of the Facilities committee that is looking into possibly installing electric openers on the three solid brown doors and the large glass doors in the lobby areas. The awning project is still held up in the contract review process.

- B. **View Corridor Easement Committee:** Mary Haber reported that the charter for this committee has been made available to the Board of Directors. **Manny Lauria made a motion to approve the charter. Allen Kraft seconded the motion and it passed unanimously by a voice vote. (Motion 2021-04)** Mrs. Haber reported that the Bayfront Conservancy reached out to her.
- C. **Fitness Committee:** Allen Kraft said that there will be a meeting of this committee to discuss the suggestion that a sign-up schedule be developed in order to use the fitness room. The meeting will be held January 27, 2021.
- D. **Landscape Committee:** Renee Bondaroff reported that the potted plants in the courtyard pots were worked on in the following way: the crotons had the roots trimmed and were completely repotted. The pigmy date palms were replaced.

Owner Comments:

None at this time.

There being no further business, the meeting adjourned at 6:12 p.m.

Respectfully submitted by
Tamara Logan, Secretary
Renaissance I Association, Inc.

MANAGEMENT REPORT

January 21, 2021

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. A couple of the video cameras in the garage have been on backorder for quite a long time. We are all aware of the issues in order fulfillment due to the virus. We nag RSS frequently in an effort to get this taken care of sooner rather than later.
3. Project to improve drainage in the secured parking garage is in the works. The goal is to have it completed by February 5th, 2021.

Maintenance Projects Completed

1. Gorilla Kleen pressure washed the visitors garage deck.
2. Touch up painting throughout the building hallways was done.
3. Covers were placed over the bollards in the visitors' garage.
4. Landscape projects: Replace damaged jasmine outside of the service door. 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.
5. An exhaust fan was installed in the pool/spa equipment room.
6. Miscellaneous minor repair and maintenance projects were completed.
7. Inaccessible windows were cleaned.

Managerial:

1. Received 795 email messages since November 19, 2020. I wrote 647 messages.
2. Attended 29 planned meetings. Unknown number of unplanned meetings.
3. Work with the Board and committee on the View Corridor Easement alteration request.
4. Working with subcommittees of Facilities Committee on various projects.
5. Continued time spent to 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 January 21, 2021