

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

Thursday November 19, 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 October 15, 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. View corridor easement discussion
 - B. Joining units – ballot results
 - C. Amendment of Rules & Regulation re: installation of screens
9. New Business
 - A. Ratify signing of contracts
10. Community report
11. Committee reports
 - A. Facilities committee
 - B. Other committee reports
- 12. 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**
13. Management Report
14. Adjournment

Join Zoom Meeting -- Meeting ID: 825 7138 3212
<https://us02web.zoom.us/j/82571383212>

Telephone connection:
301-715-8592

Submitted by Kathy Grandt, Community Manager Next meeting is the **Annual members’ meeting that will be held on December 17, 2020**

Posted November 5, 2020 via email and in usual posting places within the building

APPROVED

**The Renaissance I Association, Inc.
Board of Directors Meeting Minutes
Thursday, November 19, 2020**

Call to Order: President Deborah Codella called the meeting to order at 5:30 p.m. The meeting was digital due to continued Covid-19 virus and health department and city guidelines.

Determination of a Quorum: Board members present: President Deborah Codella, Vice-President Manny Lauria, Secretary Pamela Mones, Treasurer Reva Mitchell, and Director William (Bill) Lakin constituting a quorum. Kathy Grandt, community manager, was present. Approximately 51 homeowners had attended electronically 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 Pamela Mones presented the minutes of October 15, 2020 and moved to approve the minutes. Reva Mitchell seconded the motion. The motion passed with a roll call vote of 5-0 in favor. (Motion 2020-40)

President's Report: President Deborah Codella reported:
Notification of the annual meeting has gone out along with the proxy and ballots. The proxy needs to be submitted whether you attend the meeting or not. We must establish a quorum. There are 2 items that need your attention and vote:

- 1) to approve the transfer of excess operating funds at year end to our reserves
 - 2) approve funding of the Association's insurance with reserves account funds The Budget/Finance committee and the BOD recommend a YES vote for these proxy items.
- While there's news of a COVID vaccine, the Renaissance will continue to operate on the current health safety practices of social distancing, mask-wearing, and hand-washing.
 - The Holiday Fund announced and owners are encouraged to show their appreciation for our workers, especially during the pandemic.

Rosemary Place Master Association Report: Dan Skoda, president of the Rosemary Place Master Association, reported:

- the new manager of Hotel Indigo is Shannon May, who formerly worked at the nearby Embassy Suites. She's a native of Florida. She will be attending the RPMA Board of Directors meetings.
- Slight increase in the budget approved with plans to do a Reserve Study.
- Snowflakes marking the holiday season have been hung and should be in good shape, although he noted this may be the 'last year' for them.

Treasurer's Report:

Financial Status

- As of the end of October, the Association's operating account has a balance of \$508,530.17 and reserves at \$2,215,876.60 for a total of \$2,724,406.77. Month to date bottom line is positive \$10,259.92 which is \$10,187.88 under budget. Year to date we are positive \$76,421.80.

Delinquencies

- As of today, November 19, 2020, delinquencies total \$9,745.65. Two units paid the fourth quarter fees. One of those units is in collections. If an owner is behind in payment of fees by any amount, that owner cannot vote in the upcoming BOD election.

Ratify Payment From Reserves

Reva Mitchell made a motion to approve these payments from reserves. Manny Lauria seconded the motion. It passed by a rollcall vote of 5 in favor and 0 against. (Motion 2020-42)

Slider Engineering	\$642.50	Engineering services for awnings project
Crest Engineering	\$750.00	Engineering services for drain improvement
Lighthouse Property Mgmt	269.17	Project management for awning project

Budget

Mrs. Mitchell presented the draft 2021 operating budget. She reported that there will be an increase in quarterly fees and factors that made that necessary include a significant increase in insurance costs of nearly 20%. The building will be pressure washed at a cost of \$35,000. **Reva Mitchell made a motion to pass the 2021 budget. Manny Lauria seconded the motion and it passed by a rollcall vote of 5 in favor and 0 against. (Motion 2020-43)**

Old Business:

- Balloting for the joining of units with a single interior door installed resulted in 62 people completed the ballot...58 voted in favor and 4 against. **Deb Codella moved and Pam Mones seconded to amend the amended and restated declaration of condominium of the Renaissance I. Motion passed by a rollcall vote of 5-0 in favor. (Motion 2020-44)**
- Discussed the proposed amendment to permit the installation of retractable screens on the exterior of the balcony sliding doors. Certain specifications must be met: Screen must be installed on the door; nothing can be installed on the building. **Deb Codella made a motion to approve this amendment to the Rules & Regulations to permit the installation of retractable screens on balcony sliding doors. Pam Mones seconded the motion and it passed by a rollcall vote of 5 in favor, 0 opposed. (Motion 2020-45)**
- Summary of the Van Wezel Foundation's (VWF) request for the Renaissance I Condominium Association to amend the View Corridor Easement (VCE) allowing for a height increase from the restriction of 90-feet as determined in the VCE to an additional height of approximately 22-23 feet for the fly tower section of the proposed new performing arts center to replace the current VW at the bayfront. The VWF gave two visual presentations via Zoom on separate

dates: one on November 5, 2020 at 5 p.m. and the second on November 10, 2020 at 11 a.m. Approximately 50 people joined for the Nov. 5 presentation either digitally or via phone, and approximately 28 people joined the November 10 presentation either via Zoom or phone.

- The Renaissance BOD asks that each owner consider the material presented, ask questions, and return for a follow-up meeting scheduled for December 10, 2020, for owners and the Renaissance board to discuss a potential path forward concerning the VWF’s request.
- Completed the VW Foundation presentations and workshops along with our legal presentation from the association’s attorney concerning the View Corridor Easement (VCE). The BOD received 19 emails from owners with questions or comments. Also received responses to questions posed to the VW Foundation, both will be addressed later in this meeting. (See Section under Owner Comments for VCE discussion.)

New Business: Motion by Reva Mitchell to ratify signing of contracts was seconded by Pamela Mones. The motion passed by a rollcall vote of 5 in favor and 0 against. (Motion 2020-46)

Crest Engineering	\$1,800 for engineering and design services to retrofit the drain inside of the gate in the secured garage.
Gettle Pools Inc.	\$3,150.00 to replace the spa heater
Grant's Gardens	\$777.14 to replace pygmy date palms in the courtyard
Grant's Gardens	\$478.57 to replace jasmine outside of the service door.
Grant's Gardens	\$1,006.50 to prune the roots of the crotons in the pots in the courtyard and repot with fresh soil

Community Report: Rosemary District Association (RDA) board member Richard Mones presented an update on the Rosemary District stating that:

- On behalf of the Rosemary District, the City is negotiating with the owner of property on the southwest corner of Central Av and Blvd. of the Arts to buy the property that will become a public park
- A pilot project for ten canopy trees to be planted on the west side of Florida Av. near McCown Towers
- Sarasota In Motion, under the leadership of Colleen McGue for the City, has designated Blvd. of the Arts and 10th Street as “complete streets” meaning they will be configured to accommodate all modes of transportation - pedestrians, bicyclists, cars, etc. and are currently working on details for that initiative.

Committee Reports:

Facilities Committee:

- Secured garage needs some work done on an area that tends to collect water due to poor drainage. A larger drain will be installed, and work on 3rd floor deck and ramps will be done in a planned schedule, as will the awning project.
- Brass in the passenger elevators has been cleaned and they look great.
- Spa/hot tub heater needs to be replaced. Contractor has been identified; parts are on order.
- The new and refurbished pool furniture looks great.

Owner Comments:

Discussion concerning the VWF's request for height increase for its proposed new performing art center's 'fly tower' took place during this part of the BOD meeting to give ample time for owners to express their opinion on the View Corridor Easement (VCE). Approximately 50 owners were on the digital meeting and spoke, as well as had the opportunity to ask questions via the Chat option. Discussion points covered a variety of topics, the majority of which centered on:

- Effect on owners' views, especially those on the west side of the building whose view might be negatively impacted from the increased height the VW needs for its fly tower if it is to attract bigger and more popular shows
- Concern that 'changing' the current VCE could be detrimental to our current easement's protection and possibly 'void' it
- What concessions, if any, can we get from the City should owners agree to the VWF's request
- While bylaws of the Renaissance Condominium Association state the decision on this matter requires a vote of the Renaissance Board of Directors, it was suggested that while that is 'technically true,' the decision should be a 'community decision' and the BOD should respect that
- Suggestion was made to have a Committee formed to specifically research in more detail owners' opinion/input, which was approved. Volunteers for the committee would be sought, with a recommended number not to exceed seven members, and representing a 'balance' of viewpoints. Mark Kellett and Mary Haber volunteered to serve on the committee.
- Owners were encouraged to continue to email the BOD with their opinions which will again be under discussion in the Special Meeting on this topic scheduled for December 10, 2020.
- Darcy Sheldon expressed appreciation for the action by the BOD to approve the installation of retractable screens.

Deborah Codella motioned to adjourn the meeting at 7:11 p.m.; seconded by Manny Lauria. The motion passed unanimously by a voice vote. (Motion 2020-47)

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

MANAGEMENT REPORT

November 19, 2020

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. Contracted with Gorilla Kleen to pressure wash the visitors garage deck.
3. Forming a list of residential doors that have defective handles. Owners are responsible for repair of the door handles. Still looking into hiring 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. Seeking bids to hire a painter to take care of all of the peeling and chipped areas.
5. The video cameras on the 2nd and 3rd garage level just outside of the door will be replaced.
6. Project to improve drainage in the secured parking garage is in the works.
7. Received covers for all bollards in the visitors' garage. They will be installed next week.
8. Spa heater will be replaced.
9. 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.

Maintenance Projects Completed

1. The following exterior paint projects are complete:
 - a. loading and compactor bay doors
 - b. bumpers on building near bay doors
 - c. four pedestrian doors
 - d. height restriction bars and mounting beams – awaiting installation of decals
2. The annual fire/safety inspection was complete and damaged sprinkler heads were replaced.
3. Fire extinguishers and "Exit" signs were inspected and repaired or replaced as needed.
4. The brass in the passenger elevators and the call button plates on each floor were cleaned/polished.
5. The job to replace some shutoff valves and moving them from the ceiling to lower on a wall has been completed. Drywall is repaired.
6. Furniture for pool deck was delivered. Some of the existing furniture was refinished.
7. Miscellaneous minor repair and maintenance projects were completed.
8. Inaccessible windows were cleaned.

Managerial:

1. Received 1007 email messages since October 15, 2020. I wrote 607 messages.
2. Attended 21 planned meetings. Unknown number of unplanned meetings.
3. Working with Treasurer Reva Mitchell on the 2021 budget
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. Put together the mailings for the budget meeting, 60-day notice of annual meeting which included a call for candidates for the Board of Directors, and the 30-day notice of the annual meeting with the proxy, ballots and annual meeting agenda. Jenniffer did the distribution of those mailings.
9. Working closely with maintenance and housekeeping staff on every-day and special projects.