

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

Thursday March 18, 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 February 18, 2021 regular meetings
5. President's Report
6. Rosemary Place Master Association Report
7. Treasurer's Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payment from reserves, if any
8. Old Business
9. New Business
10. Community report
11. Committee reports
 - A. Facilities
 - B. Finance
 - C. View corridor easement
 - D. 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/87422426882>

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

Meeting ID: 874 2242 6882

Submitted by Kathy Grandt, Community Manager

Next BOD meeting date: April 15, 2021

APPROVED

**The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors
Thursday, March 18, 2021**

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, Secretary Tamara Logan, Director Allen Kraft, and Director Jay Rixse constituting a quorum. Kathy Grandt, community manager, was present. Approximately 38 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 February 18, 2021 meeting regular meeting and moved to approve the minutes. A correction was made to include comments made by Darcy Shelton during owner comments session. With that correction, Jay Rixse seconded the motion. The motion passed with a roll call vote of 5-0 in favor. (Motion 2021-11)

President’s Report: President Manny Lauria gave the following report:

- **View Corridor Easement** - _A great deal of time and energy has been expended on the view corridor easement alteration request. As we all know by now, the easement is an agreement between the City of Sarasota and the Renaissance to protect the westerly and north westerly views of the bay. As a reminder, the reason this has become an issue is that the Van Wezel Foundation is requesting that it be altered to allow a higher building than stipulated in the view corridor easement. In that this issue is of utmost importance to all owners at the Renaissance, the Board is considering all sides of this request. The view corridor easement committee worked hard to gather information so that we can all make the best decision for the Renaissance. The committee presented its Information/Options paper and its nearly 30 attachments to the Board at the February BOD meeting. The Board has spent a great deal of time examining and editing the document. Once this process is complete, the document will be forwarded to the Association’s attorney to make sure we are not publishing a document could cause problems down the road. After that, owners will be provided a link to the document and its attachments.

Again, we thank the VCE committee for all of the work they have done to get to this point. They developed a charter and the Information/Options paper to help educate the Board of Directors and fellow homeowners. The primary purpose of the paper is to help us – all owners – to make an educated decision about the requested alteration of the easement.

We would like to have the VCE committee continue to monitor the Bayfront development and, if and when the City might present us an advantageous offer to consider, then we would consider re-engaging the committee.

- **Masks, etc.** - Despite the fact that many of us have been vaccinated, the CDC recommends that all measures to protect ourselves and others we've been using for the past year continue to be practiced. Please do your part and continue to protect yourself and the community by wearing masks, keeping an adequate distance from those not in your household, frequent hand washing, and protecting yourselves while in the common areas of the building, including use of the amenities.
- **Garage** – We were all notified that the major project to repair the supporting structures of the awnings and the replacement of the awnings will begin April 5th. Dan Skoda will have more information on this when he delivers the Facilities Committee report later in the meeting.
- **Carts** - I want to mention the carts again. Please be considerate and return them promptly and to the floor where you got them. Most of us use them at some point and it's inconsiderate to keep them, leave them in the hallway, or to return them to the wrong floor.

Rosemary Place Master Association Report: None given.

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

Audit The 2020 audit is finalized. Notification of its availability will be sent within the next 7 to 10 days.

Delinquencies

- As of today, March 18, 2021, delinquencies total \$16,729.93. That's down by nearly \$10,000 over last month. 3 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. Unit 317 is in collections but it is looking like that one will be made current within the next week. That makes up nearly \$10,000 of the delinquencies.

Approve Payments From Reserves

Marc Citrin	\$389.20	Grate for the drain in the secured garage
Slider Engineering Group	\$361.25	Engineering services for awning project
Lighthouse Property Mgmt	\$85.00	Project management for awning project
Pools by Lowell	\$2,606.38	Replacement of filter system

Y/E Excess Revenue

At the annual meeting this past December, unit owners voted to permit the Board of Directors to transfer excess funds to reserves, *at its discretion*. The Finance Committee met last week and voted to recommend to the Board that it not transfer the Y/E excess funds to reserves but to keep those funds in the operations account. **Manny Lauria made a motion to retain the 2020 year-end funds in the Association's operations account. Jay Rixse seconded the motion. It passed by a rollcall vote of 5 in favor 0 against. (Motion 2021 – 12)**

Community Report: Richard Mones reported that ten trees have been planted in the Rosemary District and the Rosemary District Association is hoping for more in the future. Dr. Mones gave an update on the park to be built in the Rosemary District. To keep up-to-date on news about the Rosemary District, visit the website: www.rosemarydistrictassociation.org

Old Business: None

New Business: None

Committee Reports:

- A. **Facilities Committee:** Dan Skoda delivered the report. He updated the Board on the status of the awning project on the third level of the garage. The project will start on April 5th. The pavers around the pergola supports and on the north walkway were replaced, as needed. Speed bumps were tightened and one was installed on the exterior of the north exit gate. Mr. Skoda reported that a subcommittee of the facilities committee has been exploring the possibility of installing electric openers on the primary exit/entry doors. The doors at the garage on the second and third floors would be adjusted and would have the closers which will make the door easier to open. An electric opener would be put on the main lobby doors. There was discussion of how the doors will operate. This topic will be set aside for further investigation. Mr. Skoda reported that an electrician to take care of the lights on the canopies has been identified. The facilities committee recommends that the Board of Directors approve the proposal submitted by B & I Contractors. **Allen Kraft made a motion to accept the proposal submitted by B & I Contractors in the amount of \$30,067.52. Manny Lauria seconded the motion and it passed by a rollcall vote of 5 in favor and 0 opposed. (Motion 2021 – 13)**
- B. **Fitness Committee:** The report was delivered by Allen Kraft who chairs that committee. After a resident requested a sign-up system for use of the fitness center, the Fitness Committee met to discuss the matter. The committee recommended to the Board that the use of the fitness room remain as it is with no sign-up system. **Manny Lauria made a motion to make no change to the use of the fitness room. Jay Rixse seconded the motion and it passed unanimously by a rollcall vote of five in favor and zero against. (Motion 2021-14)**
- C. **View Corridor Easement Committee:** Nothing to add to the report included in the president's report.

Owner Comments:

Marc Citrin would like for the portion of the door project that deals with the ingress/egress to the garage and service hall be done now. Alice Jurica asked about how problems that may arise

from parking availability on the 3rd level of the garage will be handled. Manny Lauria reported that the May Lane gate was broken again by someone who maliciously broke it. That person was recognized by police and was arrested.

Management Report: Manager Kathy Grandt delivered her report. It is attached to this document. Ms. Grandt also disclosed that on seven occasions a majority of the Board of Directors attended presentations and meetings. The list of those meetings, dates and times is attached.

There being no further business, the meeting adjourned at 6:14 p.m.

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

Disclosure

There may have been a majority of the Board of Directors members in attendance at the following meetings and/or presentations. No Board of Directors business was conducted during these meetings and/or presentations. They attended these meetings as interested homeowners.

View Corridor Easement Committee meetings:

January 14, 2021

January 18, 2021

February 1, 2021

February 9, 2021

March 15, 2021

Finance Committee:

March 12, 2021

January 26, 2021 presentation by Dr. John O'Brien related to the coronavirus.

MANAGEMENT REPORT

March 18, 2021

Projects in Progress or Pending and are nearing completion.

1. Still working to find a solution to the problem with certain fobs not working for the north entry door and the service hall door.
2. Working with a vendor to find a solution to the man gates that won't close. Temporary bungee cords were installed while a permanent solution is sought. They look a little odd but they are just temporary.
3. Pressure washing pavers around the building is ongoing. It's become necessary to wash the pavers of the NW walkway near the service door because dogs are eliminating on those pavers.
4. A video camera near the loading dock has been on backorder for quite a long time. We remind RSS frequently in an effort to get this taken care of sooner rather than later. The other cameras that were out in the garage have been repaired/replaced.
5. There is a proposal to replace the light fixtures in the swimming pool with LED lights.
6. Seeking bids to pressure wash the building.
7. Working to install electric door openers on the main lobby doors. Will also be adjusting the doors and changing the closures on the brown doors to the garage and the service door.
8. Seeking bids to replace the pool lights with LED.
9. Pond fountain is being repaired by a vendor hired by the Rosemary Place Master Association, as that is outside of the Renaissance footprint.

Maintenance Projects

1. The filter system for the pool was changed out.
2. There was a back up in the drain in the refuse room on the 8th floor. When the plumber snaked it, he pulled up wads of wipes and even a pair of underwear. Please do not flush the wipes. Not only do they clog the plumbing in this building, but they also clog up the lift stations around the City. The owner of a unit on the 8th floor had the toilet in his unit snaked and cleaning rags were pulled up. Apparently, his cleaning service providers were flushing the rags. He will address this with them.
3. Four burners on the grill were repaired. We're keeping our eye on a fifth one that may need to be replaced.
4. 27 pavers located on the pool deck near the pergolas and at the walkway at the north end of the building were replaced last week.
5. The preventive maintenance on the common area A/C units was performed. No problems were discovered.
6. Miscellaneous minor repair and maintenance projects were completed.

Managerial:

1. Received 786 email messages since February 17, 2021. I wrote 623 messages.
2. Attended 18 planned meetings. Unknown number of unplanned meetings.
3. I attended two continuing education classes.
4. Work with the Board and committee on the View Corridor Easement alteration request.
5. Working with subcommittees of Facilities Committee on various projects.
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.