

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

Thursday February 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 December 10, 2020 and January 21, 2021 regular meetings
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
 - B. Fitness
 - 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
 - A. BOD members attendance at committee meetings
14. Adjournment

Zoom Meeting Link: <https://us02web.zoom.us/j/86495912308>

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

Meeting ID: 864 9591 2308

Submitted by Kathy Grandt, Community Manager

Next BOD meeting date: March 18, 2021

Posted February 16, 2021 via email and in usual posting places within the building

APPROVED

**The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors
Thursday, February 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, and Director Allen Kraft constituting a quorum. Kathy Grandt, community manager, was present. Approximately 48 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 December 10, 2020 special meeting and the January 21, 2021 regular meeting and moved to approve the minutes. A correction was made to indicate the year on the January minutes should be 2021. With that correction, Manny Lauria seconded the motion. The motion passed with a roll call vote of 4-0 in favor. (Motion 2021-05)

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 Jay Rixse to fill the seat vacated by Reva Mitchell. The term will expire in December of 2022. Tamara Logan seconded the motion and it passed by a rollcall vote of 4 in favor, 0 against. (Motion 2021-06)** Mr. Lauria reported that Jay has helps in the community by serving on several committees: Facilities, Finance, and Insurance committees. We all welcome him.
- A great deal of time and energy has been expended on the view corridor easement alteration request. The easement is an agreement between the City of Sarasota and the Renaissance. The Van Wezel Foundation is requesting that it be altered to allow a higher building than stipulated in the view corridor easement. This issue is of utmost importance to all owners at the Renaissance. The view corridor easement committee has been working hard to gather information so that we can all make the best decision for the Renaissance.

Committee member, Allen Kraft, has drafted an Information/Options paper that the other committee members have helped to polish. This document will be introduced a little later in the meeting. Briefly, it is extensive and includes many attachments to help everyone understand the path that led to this request and even how to navigate through. Once the

Board of Directors has had ample opportunity to carefully review the document and attachments, the information will be made available to all owners.

- **Gates** Staff is aware of the problem with the gates between the visitors' garage and the secured garage. They have been working with the company that installed them with poor results. Sharon is working with another company to find a final solution to this problem. In the meantime, please make sure the gate closes behind you.
- **Masks, etc.** Please 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.
- **Carts** Please be considerate and return carts to the correct floor immediately after using them.

Rosemary Place Master Association Report: Reva Mitchell, treasurer of the Rosemary Place Master Association, reported: She announced that there will be a new member from Valencia. She reported on the financial statement for the master association.

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

Financial Status

January financial reports are not available.

Audit The 2020 audit is underway.

Delinquencies

- As of today, February 18, 2021, delinquencies total \$27,526.49. 10 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.

Ratify Payment From Reserves – Mr. Lauria made a motion to ratify these payments from reserves. The motion was seconded by Bill Lakin. It passed by a rollcall vote of 5 in favor and 0 against. (**Motion 2021-07**)

Gettle Pools, Inc.	\$3,850.00	Replacement spa heater
Slider Engineering Group	\$456.25	Engineering services for awning project
Lighthouse Property Mgmt	\$ 134.58	Project management for awning project
Rapid Security Solutions	\$1,128.29	50% for replacement mother board for DoorKing system
Otis Elevator Company	\$5,650.00	Replacement motor for elevator 1
Villa-fuerte Construction	\$3,437.00	Improve secured parking garage drain

Community Report: none given

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 contract is final and ready for signature. Mr. Skoda reported on the possibility of installing electric door openers on the double main lobby doors. The door contractor believes that electric openers are not necessary on the solid brown doors for ingress/egress. He proposes to install new closers and reset the doors. A larger drain cover was installed in the secured garage on the first level at the entrance to the garage. The pool filter needs to be changed. That project will take place and no closure of the pool is necessary.
- B. **Fitness Committee:** The report was delivered by Allen Kraft who chairs that committee. After a resident requested a signup 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 signup 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 2021-08)**
- C. **View Corridor Easement Committee:** Bruce Lehman delivered the report. He discussed the information/options paper written by Allen Kraft with help from the committee. In that this issue and this document are extremely important to all owners at the Renaissance, the Board of Directors is taking time to give it the close examination that it deserves.

Owner Comments:

Pam Mones asked about the status of the EV charging stations. Manny Lauria would like to revive the committee that formed to investigate this and asked Mrs. Mones to chair the committee. She will consult with the previous chair, Deb Codella, to gather information. Sharon Miller asked for confirmation that money was collected specifically for this purpose and that was confirmed. Ms. Miller then asked when the stations will be installed. Marc Citrin said that any owner can install a charger in their deeded parking space. Further discussion of the issue ensued. Darcy Sheldon said that she feels this is an unnecessary expense. Ms. Shelton asked when the door handles on residential doors will be repaired.

Management Report: Manager Kathy Grandt delivered her report. It is attached to this document.

There being no further business, the meeting adjourned at 6:22 p.m.

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

MANAGEMENTREPORT

February 18, 2021

Projects in Progress or Pending and are nearing completion.

1. Working with a vendor to find a solution to the man gates that won't close.
2. Pressure washing pavers around the building is ongoing.
3. 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.
4. The windows on the first floor were washed. The west interior windows in the fitness center are difficult to clean because of the equipment. We are working with the window washers and staff to solve that.

Maintenance Projects Completed

1. A major repair to elevator one was necessary. The motor had to be replaced.
2. Gorilla Kleen pressure washed the visitors garage deck.
3. Project to improve drainage in the secured parking garage was completed February 5, 2021.
4. Small drywall repair projects around the building.
5. Two minor plumbing repairs.
6. PM on common area air handlers and the cooling tower.
7. A float switch on the cooling tower was replaced.
8. The wheel on the compactor was replaced.
9. The guillotine at the bottom of the trash chute was damaged again. Something very heavy was sent down the chute and caused the damage.
10. Miscellaneous minor repair and maintenance projects were completed.
11. Inaccessible windows were cleaned.

Managerial:

1. Received 1,123 email messages since January 21, 2021. I wrote 792 messages.
2. Attended 24 planned meetings. Unknown number of unplanned meetings.
3. I met with two providers to review the ease at which someone can breach the secured garage.
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. Continued time spent to reacting to the changing situations related to the coronavirus.
7. Met with individual Board of Directors members on various topics.
8. Assisted residents with various situation and issues.
9. Working closely with maintenance and housekeeping staff on every-day and special projects.

Kathy Grandt, Community Manager February 18, 2021