

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

**Thursday, June 17, 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 May 24, 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 – View Corridor
9. New Business - None
10. Committee reports
  - A. Cable
  - B. Facilities
  - C. Other committee reports
- 11. Owner Comments – must sign up to *speak to agenda items*. A total of 15 minutes will be allotted for owner comments. Either sign up in the admin office or send Kathy Grandt an email message [kgrandt@rencondo.com](mailto:kgrandt@rencondo.com)**
12. Management Report
13. Adjournment

**Online Zoom Meeting Connection**

**<https://us02web.zoom.us/j/84028089651>**

**Meeting ID: 840 2808 9651**

**Join meeting by telephone: 301-715-8592**

Next BOD meeting date: September 16, 2021

Posted June 15, 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, June 17, 2021**

**Minutes**

**Call to Order:** President 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, Secretary Tamara Logan, Director Allen Kraft, and Director Jay Rixse 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 May 24, 2021 meeting regular meeting. Manny Lauria made a motion to approve the minutes. Allen Kraft seconded the motion. The motion passed unanimously.

**President's Report:** President Manny Lauria gave the following report:

**COVID update** As we all know, many public restrictions have been lifted. Per the updated May 13 2021, CDC Guidelines fully vaccinated people no longer need to wear a mask or physically distance in any setting, except where required by federal, state, or local laws. We cannot demand to see shot records from anyone so we all hope that the people who have stopped wearing masks in the building are vaccinated. There is concern about variants popping up. We need to continue to monitor advice by the CDC and the government experts regarding this and act accordingly. The policy of residents using the facilities will continue to be for people to use them at their own risk.

**Board and committee meetings** Several people have asked why we are still conducting Board and Committee meetings via Zoom and not in person. What we want to do going forward is to hold meetings in person and virtually. It's not as easy as it sounds but, we hope to have this in place soon. Many people have attended Board and Committee meetings from afar and even from their home here in the building and want to continue to have that option. Attendance at meetings has doubled during this period. The Board is pleased to see this level of participation and wishes to continue giving everyone the option to attend Association meetings.

**Summer meetings** We typically do not have Board meetings in July and August. However, with the view corridor easement issue continuing to develop, it may be necessary to have a short meeting to take action, if necessary. All owners will be notified if any meetings are necessary.

**Awning work** Dan Skoda will speak to this in more detail in his Facilities Committee report. It is underway and is going well.

**Lighthouse Property Management**

A few months ago we learned that Lighthouse has been acquired by RealManage. We should experience minimal changes regarding services because Lighthouse will continue to be Lighthouse. RealManage has many resources at its disposal and some of these resources may be beneficial to the Renaissance community. Regardless we will remain a valued client and anticipate a smooth transition and continued excellent service.

**Rosemary Place Master Association Report:** None given.

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

- A. **Payments from reserves:** Manny Lauria made a motion to approve these payments from reserves. Tamara Logan seconded the motion and it passed unanimously.

Slider Engineering	\$ 160.65	Engineering services for awning project
Slider Engineering	\$2,556.25	Engineering services for awning project
Suncoast Commercial Doors	\$2,200.13	Down payment for door adjustments
Lighthouse Property Mgmt	\$ 510.35	Project management services for awning project

**Old Business:** View Corridor Easement. The line of communication between the Renaissance and the City is wide open. The association’s attorney is preparing a letter to the City’s attorney as a follow up to the meeting that was held between Renaissance and the City. We’ve decided that conducting the follow up in writing is better than the two attorneys speaking on the phone. Less will be lost in communication. Of course, the Board will make any correspondence available on the Association’s website. A brief survey of owners is being prepared. It is our intention to mail or hand deliver the survey to all owners.

**New Business:** None

**Committee Reports:**

- A. **Cable Committee:** At the May 24<sup>th</sup> meeting of the Cable Committee there was discussion about which provider to recommend to the Board. After investigation of the costs to the owners from Comcast and Frontier, it was decided to recommend continuing to have service through Frontier. There will be a price increase with either provider, as reported by Reva Mitchel. The increase will be lower with Frontier than with Comcast.

There was also extensive discussion among committee members about adding internet service to the basic package. The cost of adding internet is \$20 per household. Most of us who have internet pay much more than that. There are just 10 people in the building who do not have internet. By a rollcall vote, the committee voted to recommend including internet in the bulk services. The vote was five in favor and one against. The committee recommends that the Board include internet service.

Extensive discussion between the Board of Directors members and committee occurred.

- B. Facilities Committee:** Dan Skoda delivered the report. He gave a breakdown of a recent meeting of the committee where they reviewed facilities expenses for the coming year, including possible reserves expenses. Mr. Skoda updated the Board on the progress of the major repairs happening on the third level of the garage. It is moving along well. He mentioned that the next thing to happen will be to recoat the surface of the 3<sup>rd</sup> level including the ramp up to that level. Mr. Skoda reported that the closers on the solid brown exit/entry doors were replaced and that those doors were adjusted making them easier to open. Electricity source for electric openers to be installed on the double glass doors at the lobby. He also talked about the building cleaning.
- C. Social Committee:** Rachel Rivlin announced that there will be a July 4<sup>th</sup> party and encouraged people to sign up for it.

**Owner Comments:**

An owner expressed concerns about the covid virus and in particular her fear that staff may not be vaccinated. Another owner expressed displeasure at how the request by the City for alternation of the view corridor easement is being handled by the Board. She also expressed her concerns that the Board is not operating how she believes it should. Board members responded to this. An owner expressed that the bulk cable & internet services provided are an amenity. She pointed out that many people do not use all amenities and that the inclusion of internet as an amenity will likely add to the building. An owner asked if the local news station can be returned to the channel lineup. She was told that is beyond our control and why. Another owner said that there are many residents who have not been vaccinated and who do not wear masks.

**Management Report:** None delivered at the meeting. Report is attached to this document.

There being no further business, the meeting adjourned at 6:36 p.m.

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

# MANAGEMENT REPORT

June 17, 2021

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. A contractor has been identified to replace the light fixtures in the swimming pool with LED lights. They are awaiting parts.
3. Seeking bids to pressure wash the building. Three contractors have declined to bid.
4. 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. A contractor has been identified. We are awaiting parts before the job begins.
5. The project on the third level of the garage is underway. The awning structures are being repaired and the canopies will be replaced.
6. Boiler requires a major repair. It is functioning now but will have to be turned off to make the repair. We'll give you notice of this prior to it happening.
7. A major repair has to be done to the large domestic water backflow preventor. I don't have a date for this yet but will notify you of any necessary water shutoff.
8. Representative from an electrical company we use was onsite to ascertain if the domestic water pumps are connected to the generator. They are not. We have to consult with an engineer. That consultation is being scheduled.
9. There is a problem with the sensor at the north garage exit gate. A pressure loop will be installed to fix the problem.

## Maintenance Projects

1. The lines in the loading zone area of the visitor's garage are being painted.
2. The lights near the spa were repaired.
3. The hose bibs on the second and third levels of the garage were repaired.
4. Pressure washing around the exterior of the building is being done. This is on the pavers, not the building.
5. The electric for the door opener to be installed at the main lobby door is complete and ready for the job to begin.
6. The lock on the northeast garage man gate and on the fire command room were repaired.
7. Miscellaneous minor repair and maintenance projects were completed.
8. The windows on the entire building were cleaned.

## Managerial:

1. Received 1016 email messages since May 25, 2021. I wrote 923 messages.
2. Attended 13 planned meetings. Unknown number of unplanned meetings.
3. I attended five continuing education classes.
4. Work on the 2022 budget has begun. I'm contacting all of the contractors with whom the Renaissance has a contract for services to obtain information about charges in the coming year.
5. Extensive work with the Board on the View Corridor Easement modification request.
6. Met with the cable TV committee and helped gather information for that committee.
7. Working with subcommittees of Facilities Committee on various projects.
8. Met with individual Board of Directors members on various topics.
9. Assisted residents with various situation and issues.
10. Working closely with maintenance and housekeeping staff on every-day and special projects.