

**Renaissance I Association, Inc.**  
**Announcement of Annual Meeting of Members**

**Thursday December 16, 2021 at 5:30 p.m.**

**Due to continued concerns related to the coronavirus the meeting will  
be held via Zoom – connection details below**

The purpose of the Annual Meeting of Members is to elect two (2) members to the Board of Directors to fill two (2) expiring terms and to conduct other business of the Association. UPDATE – there will be no election

**AGENDA**

1. Call to Order: 5:30PM
2. Election of Chairman of the Meeting
3. Roll Call: Determination of a Quorum: Secretary
4. Proof of Notice of Meeting: Community Association Manager
5. Election of Inspectors of Election- UPDATE – there will be no election
6. Disposal of Unapproved Minutes: 12/17/2020 Annual Meeting
7. Reports of Officers:
  - a. Emanuel Lauria, President/Treasurer
8. Committee Reports
  - a. Architectural Committee
  - b. COVID Advisory Committee
  - c. Facilities Maintenance Committee
  - d. Finance Committee
  - e. Landscape Committee
  - f. Social Committee
  - g. Any Additional Committee Reports
9. Rosemary District Report
10. Master Association Update
11. Unfinished Business - none
12. New Business
  - a. Proxy Results, Secretary
  - b. Announcement of Election Results, Secretary
13. Management Report, Community Association Manager
14. Adjournment

Submitted by Kathy Grandt, CAM

<https://us02web.zoom.us/j/89070423489>

To join by telephone: 301-715-8592

Meeting ID: 852 1085 6379

Distributed on November 16, 2021 via U.S. Mail or hand delivery, as designated by owner and FL Statute.

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**DRAFT – NOT FOR PUBLICATION**

**Call to Order/Election of Chairman:** Kathy Grandt, Community Manager, called the meeting to order at 5:30 p.m. and asked for a nomination for chairman of the meeting. **Jay Rixse made a motion to elect Manny Lauria as chairman of the meeting. Allen Kraft seconded the motion. It passed by a unanimous voice vote.**

**Determination of Quorum:** Present for the Board were President Emanuel “Manny” Lauria, Secretary Tamara Logan, Directors, John “Jay” Rixse, Allen Kraft, and Mark Kellett. There were 129 homeowners present either in person or by proxy, constituting a quorum. Also present was Kathy Grandt, Community Association Manager and Kyanne Merrill representing Lighthouse Property Management.

**Confirmation of Proper Meeting Notice:** Notice was mailed to homeowners 60 and 30 days prior to the meeting and the agenda was posted in the building 14 days prior to the meeting in accordance with Florida statutes and the Bylaws of the Association. An affidavit of mailing was filed in accordance with the Bylaws of the Association and requirements of the Florida Statutes. Community Manager, Kathy Grandt attests that all notices were delivered as stated.

**Election of Inspectors of Election:** In that one of the three candidates running to fill two expiring seats on the Board of Directors withdrew leaving two candidates, no election was necessary.

**Approval of Previous Meeting Minutes:** Tamara Logan made a motion to approve the meeting minutes of the 2020 Annual Meeting. Manny Lauria seconded the motion. The motion passed by a unanimous voice vote.

**Reports of Officers:**

**President’s Report:** Manny Lauria delivered the following report. He spoke about the leadership of the Renaissance:

- **Board of Directors:** The Renaissance is led by a Board of Directors. The five members of the Board are Tamara Logan, Allen Kraft, Mark Kellett, Jay Rixse and Mr. Lauria. All are volunteers. There is no compensation of any sort. They pay the same association fees as everyone else and are subject to the same rules as each of you. It is at times a stressful and thankless job but we each have risen to the challenges and serve the community for the good of the community.
- **Committees:** In tandem with the Board of Directors is the committee structure which is extensive and gives owners the opportunity to be involved in decision making. There are twelve active committees. The committees help the Board to make decisions that are beneficial to the Renaissance community by doing extensive research on various projects and necessities in order to make recommendations to the Board based on that research. The active committees are:

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- Architectural Review
- Bike Room
- Budget/Finance
- Community Affairs
- COVID Advisory
- Emergency Preparedness
- Facilities Maintenance
- Fitness
- Insurance
- Landscape
- Social
- Welcome

Each Board member serves on various committees. Dozens of owners serve on the committees, as well.

- **COVID:** We all thought we would be through with it by now. Fortunately, the number of cases is greatly reduced over this time last year. There have been no *reported* cases in the building since early September. Some people have elected to continue to wear masks; others have chosen to not wear them. Both groups think that their choice is the right one. Please respect the choice made by your neighbors in the building. Everyone must do what is right for them. This includes use of the facilities. They have been advertised as “use at your own risk” since shortly after the beginning of the virus and all of them remain so.
- **Maintenance:** There will be more information related to these projects later in the meeting but briefly:
  - The building washing is nearly finished and the results are beyond our expectations. Some problem areas with the coating were discovered. Those will be repaired beginning in January.
  - The project on the 3<sup>rd</sup> level of the garage to repair the awning structures, paint the white supporting posts and upgrade to LED lighting is finished except for the installation of the awnings. That part is going a little slowly because the company lost one of their seamstresses to covid. If your space is finished, please park there.
  - The sprinkler lines in the garage are being coated.
- **Holiday Fund for Staff and Security:** A message went out to all of us with information about the holiday fund for staff and security. This is a great opportunity to show our gratitude to them for all that they do here. Please contribute if you can. This gift is greatly appreciated by everyone who receives it. The funds will be distributed to staff and security on December 20<sup>th</sup>. We’d like to have funds in the bank by the 17<sup>th</sup> to ensure any checks clear the bank in time for the distribution.
- **New Fees Paying System:** There is a new system for paying fees. Information on how to use it was sent out.

**Treasurer:** A brief report was delivered by Treasurer Manny Lauria. Looks as though the year will end with surplus funds.

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**Committee Reports:**

**Facilities:** The report was delivered by committee chair Dan Skoda. He commented on how well our new maintenance supervisor, Robert Nation, is doing. The part-time custodian, Bob McElwain, is also doing well. Both are great additions to the staff. Mr. Skoda reported that the repair work to the awning structures on the 3<sup>rd</sup> level of the garage is complete. The installation of the canopies is the next step and is underway. The painting of the sprinkler lines in the garage is going well. There were some interior, common area doors that required tweaking. Robert was able to make those corrections. This worked out very well in that it saved the association money because we believed that we were going to have to hire a contractor to make the corrections. There was a major repair to the boiler this year. There have been problems with elevator 1. A drive that was replaced less than a year ago failed. Otis Elevator wanted over \$15,000 for the repair. Association manager, Kathy Grandt, negotiated with them and the repair was made at no cost.

**Landscape:** The report was delivered by committee chair, Renee Bondaroff. Landscaping Committee will be using a portion of the \$6,000.00 reserve funds that were held for 2021 to facilitate the removal, renewal and/or replacement of some Renaissance landscape. These funds will be used to replace and refresh parts of the areas located in the NW Walkway, Sunken Garden, and Meditation Garden.

Grants Gardens has agreed to replace the dracaena in the pots on the eastern side of the pool deck under warranty. These have not done well since they were installed. We do not have a time frame for replacement as of this date.

Just as an FYI: We have many new residents, and some have expressed questions about the landscaping maintenance at Renaissance. Grant's handles the landscaping for the Renaissance, Alanari, Indigo Hotel and the Master Association property. They are on site each Monday to cut grass and on Thursdays to handle other trimming and general maintenance. They work in sections so that the entire property is not addressed each week. It may be several weeks before they return to the same area. However, should there be a special need we can contact them and request assistance. If you have any questions about a landscaping problem, you may contact Jennifer or Kathy and they will forward the information to the committee for review and response.

**Social:** The report was delivered by Marianne Lauria. There were several successful events over the past year than include: July 4<sup>th</sup> cookout, Welcome Back Snowbirds party, Hanukkah celebration, Trim-a-tree party. The Tuesday evening gatherings continue with attendance of 2 to 10. There will be a New Year's Day brunch.

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**Bike Storage:** The report was delivered by committee chair, Judy Cummins. The committee surveyed the storage room. There are many bikes not in working order. They will continue working to find a solution to the overcrowding.

**Rosemary District Report:** The brief report was delivered by Mary Haber. She announced there was an upcoming event that would be of interest to the Renaissance residents.

**Rosemary Place Master Association:** Reva Mitchell announced that she was stepping down from that Board of Directors.

**Unfinished Business:** None

**New Business:**

- **Proxy Results:** 129 owners were present by proxy and electronic means. Of those, 128 voted in favor of transferring 2021 year-end excess funds, if any, from the operating account to reserves account at the discretion of the Board of Directors. There was one abstention.  
128 owners voted in favor of payment of the association's insurance premium from reserve funds with a repayment plan from operating funds that would consist of one payment monthly until repaid in full. One owner abstained.
- **Election Results:** There was no election necessary as there were two candidates and two open seats. There were three candidates initially and one withdrew prior to the election.

**Management Report:** The report was delivered by Community Association Manager, Kathy Grandt.

- Pressure washing of the building is underway
- Repair of the awning supports, painted supporting posts and upgraded lighting are complete. The awning canvas is being replaced
- Sprinkler lines in the garage were cleaned and painted
- After making a few corrections to improve fire safety, the building passed an inspection by the fire marshal.
- Electric opener was installed on the main lobby door. Other entry/exit doors were adjusted
- There was a major repair to the boiler that heats the domestic water
- There was a major repair on the large domestic water backflow preventer
- The lights in the pool were replaced with LED fixtures
- Hired an excellent maintenance supervisor, Robert Nation and custodian, Bob McElwain.

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**Adjournment: Manny Lauria made a motion to adjourn the meeting. The motion was seconded by Tamara Logan and passed unanimously.**

Submitted by Secretary, Tamara Logan

**MANAGEMENTREPORT**  
**Annual meeting of the Renaissance Association**  
**December 16, 2021**

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7. There was a major repair on the large domestic water backflow preventer
8. The lights in the pool were replaced with LED fixtures
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Kathy Grandt, Community Manager  
December 16, 2021