

Renaissance I Association, Inc.
Announcement of Budget Meeting and Board of Directors Meeting
Thursday November 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 October 21, 2021 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 - 2022
8. Old Business
9. New Business
 - A. Ratify signing of contracts
10. Committee reports
 - A. Facilities committee
 - B. Social committee
 - C. Other committee reports
- 11. Owner Comments – must sign up to *speak to agenda items*. 15 minutes total will be allotted. Either sign up in the admin office or send Kathy Grandt an email message kgrandt@rencondo.com**
12. Management Report
13. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/88399753273>

Meeting ID: 883 9975 3273

Telephone connection: 301-715-8592

Submitted by Kathy Grandt, Community Manager Next meeting is the **Annual members' meeting that will be held on December 16, 2021**

Posted November 10, 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, November 18, 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, Directors Allen Kraft, Mark Kellett and Jay Rixse constituting a quorum. Kathy Grandt, community manager, was present. Approximately 40 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 October 21, 2021 regular meeting. Some corrections were made. Tamara Logan made a motion to approve the minutes. Manny Lauria seconded the motion. The motion passed unanimously.

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

Annual Meeting – The annual meeting will be held December 16, 2021. The materials related to the meeting and the election were distributed yesterday. If you are out of town, you'll receive it by mail. Please follow the directions on how to return your ballot so that it can be counted. Also, return the proxy even if you plan to attend the meeting. This helps to determine a quorum which is necessary to conduct the business of the Association.

Elevator Repair – Elevator 1 is down for repairs. There has been a snag in obtaining the part to fix it. The supply chain problems play a role in this. We're working closely with Otis Elevator to find a resolution.

Maintenance – There will be more information related to these projects later in the meeting but briefly:

- The building washing is going well and the results are beyond our expectations.
- The project on the 3rd level of the garage is finished except for the installation of the awnings. That part is going a little slowly, but we're getting close to the end. If your space is finished, please park there.
- The sprinkler lines in the garage will be coated beginning December 6th. Jenniffer will be sending you information about this.

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 19th. We'd

like to have funds in the bank by the 17th to ensure they clear the bank in time for the distribution.

Rosemary Place Master Association Report: Report delivered by Reva Mitchell, who serves as Treasurer on that Board of Directors. She reported that there was a meeting of the RPMA Board that morning for the purpose of reviewing and acting on the RPMA 2022 budget. The budget was approved. Mrs. Mitchell reported that the RPMA financials are in good shape. Mrs. Mitchell announced that she is not going to be a candidate for election of the 2022 RPMA Board of Directors. As a member organization in the RPMA, the Renaissance can appoint a member to the RPMA Board. **Manny Lauria made a motion to appoint Renee Bondaroff as the Renaissance representative to the RPMA Board of Directors. Jay Rixse seconded the motion and it passed unanimously.**

Treasurer's Report:

Manny Lauria delivered the report. He reviewed the October 2021 financial reports which included discussion of delinquent accounts.

Manny Lauria made a motion to ratify the following payments from reserves. Allen Kraft seconded the motion and it passed unanimously.

All Surface Painting Company	\$ 15,855.00	Painting of white supporting poles of the awning structures
Seacoast Inc.	\$ 141,264.00	Repair of awning structures
Lighthouse Project Administration	\$ 304.74	Awning project management

2022 Budget Action – Reva Mitchell reported on the proposed 2022 budget. She explained the process used to build the budget then went through it by sections. She stated that this is a realistic budget. Allen Kraft reported that he had attended a townhall put on by James Buchanan who explained rising insurance costs, which added considerably to the Renaissance budget. **Manny Lauria made a motion to approve the 2022 budget. Jay Rixse seconded the motion and it passed unanimously.**

Old Business: None

New Business:

Manny Lauria made a motion to ratify the signing of the following contracts. Tamara Logan seconded the motion and it passed unanimously.

Piper Fire Protection	\$ 752.21	To repair 2 deficiencies found during inspection
4D Service Group	\$ 1,478.21	Rebuild hot water circulation pump
Grant's Gardens	\$ 750.00	Trim palms in sunken garden
Metro Gates	\$ 570.00	Repair damage caused by resident

Committee Reports:

Facilities Committee: The report was delivered by Kathy Grandt on behalf of committee chairman, Dan Skoda. Maintenance Supervisor - Robert Nation, our new Maintenance Supervisor, has started out very well. He has already repaired a number of maintenance issues we have been contending with for years. He has gotten evolved in future projects as well.

3rd Floor Garage Canopy Repairs - Structural repairs are completed. Most of the electrical and paint work are completed. Canopy canvas is going up a bit sporadically, since the contractor originally planned to do this work more than a year ago and is now doing our job between other projects. Residents will be notified when their parking space is completed.

Building Wash - Currently progressing smoothly, now that the proper equipment and staff are on site. Earlier issues with our unusual sized "bump out units" required a new approach, but unit owners that have had their decks and walls cleaned have reported very good results.

Elevator 1 - has been down with a bad "driver". Kathy has been working hard with Otis to have it repaired/replaced. Due to age, our elevator equipment is outdated and is difficult to replace at a reasonable price. Should be operating soon.

Sprinkler Pipes in Garage - Planned to be recoated and painted this year. Project will start December 6. The company doing the work did it 8 years ago and staged it smoothly. You will be notified when to move your vehicle.

Resurfacing 3rd floor garage surface - Has been delayed until after Easter, due to heavy traffic use during "Season". We are talking to several contractors and exploring partial resurfacing next year and remaining work several years later to minimize inconvenience to residents and reduce the impact of a huge reserve expense.

Social Committee: Rachel Rivlin delivered a brief report. She reported that the gathering to welcome-back snowbirds went very well. Ms. Rivlin announced that there will be a party to celebrate Hanukah which will be held November 30, 2021 and the Christmas tree decorating party will be held December 7, 2021.

Covid Advisory Committee: The report was delivered by Rachel Rivlin. She reported that the committee is monitoring covid activity in our area and beyond. The cases of covid have increased across the country. The committee is recommending that everyone wear a mask outside of their home.

Owner Comments:

Chip Moran asked that the signs in the fitness room be changed to eliminate the word “must” to something else such as “appreciate the wearing of masks.” This prompted extensive discussion. Mr. Lauria said that there has been considerable confusion from all directions related to protection of ourselves. There is no firm answer to any of the complaints because each group believes their belief is the right one; be it mask wearing or not. Rachel Rivlin asked the Board to reconsider the request to set a time table for use of the fitness center so that those who want to workout with a mask know that there will be no one there without a mask and vice versa. Mr. Lauria asked about how this situation will be monitored. Allen Kraft said that this virus has been a long haul for everyone. He is tracking the trends in Sarasota related to the virus and mentioned that there are increased cases in the western United States. He named sources for the information he is following. He will monitor cases that may follow the holiday gatherings and reevaluate the situation from there. Malcolm Schwartz stated that there is no real trend related to this virus and that death rates are currently higher in Sarasota. Ronay Ak & Burcin Bozkaya stated their concerns about the budget increase. Manny Lauria and Jay Rixse explained that a major aspect of the budget increase is the cost of insurance and that we have no control over that cost. Mr. Rixse explained that the budget planning includes fully funding reserves to minimize the possibility of a special assessment.

Management Report: The report was delivered by Association manager Kathy Grandt. Report is attached to this document.

There being no further business, there was a **motion made by Manny Lauria and seconded by Tamara Logan to adjourn the meeting. The motion passed unanimously ending the meeting at 6:27 p.m.**

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

MANAGEMENT REPORT

November 18, 2021

Announce that a majority of BOD members attended the November 3, 2021 Covid Advisory Committee meeting. It was not a Board of Directors meeting. No Board business was conducted.

Reminder: No work in units can happen all of next week. The pressure washing will also halt until the Monday after Thanksgiving.

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. Vic's Painting washing the exterior of the building. This job began October 20, 2021 and will go on for a minimum of 6 weeks.
3. We are awaiting a bid to connect one of the domestic water pumps to the generator.
4. Expecting a proposal from AAPair to replace the shock absorbing springs that are under the cooling tower. A supporting pillar of the cooling tower needs repair and that will happen in conjunction with the replacement of the shock absorbers.
5. Identified a contractor to coat the sprinkler lines in the garage. That job will begin December 6th.
6. The screens around the perimeter of the first level of the garage were repaired.

Maintenance Projects

1. A repair to the plumbing of the domestic water softening system was made. Other components were reactivated and the system is fully functioning at this point.
2. Awning support structures repairs are finished. Canvases are being fitted.

Managerial:

1. Working with Board and Facilities committee on issues related to the maintenance contract with Otis Elevator.
2. Facilitated 2 special Board of Directors meetings.
3. Working to find a part time custodian.
4. Prepared the mailing of the 30-day notice of the annual meeting.
5. Received 832 email messages and wrote 432 email messages.
6. Worked on the 2022 budget.
7. Met with the cable TV committee and helped gather information for that committee.
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.

Kathy Grandt, Community Manager November 18, 2021

MANAGEMENTREPORT

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Projects in Progress or Pending and are nearing completion.

- 1.
2. Pressure washing pavers around the building is ongoing.
3. Vic's Painting was hired to clean the exterior of the building. This job will begin Wednesday, October 20, 2021 and will go on for a minimum of 6 weeks.
4. The project on the third level of the garage continues. The awning structures are being repaired and the canopies will be replaced.
5. We are awaiting a bid to connect one of the domestic water pumps to the generator.
6. Expecting a proposal from AAPair to replace the shock absorbing springs that are under the cooling tower.
7. Identified a contractor to coat the sprinkler lines in the garage.
8. The screens around the perimeter of the first level of the garage will be repaired.

Maintenance Projects

1. A repair to the plumbing of the domestic water softening system was made.
2. Awning support structures repairs are finished. Canvases are being fitted.

Managerial:

1. Facilitated 2 special Board of Directors meetings.
2. Worked with Lighthouse and a subcommittee of the Facilities Committee to identify a maintenance supervisor and part time custodian.
3. Received 832 email messages and wrote 432 email messages.
4. Worked on the 2022 budget.
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6. Met with individual Board of Directors members on various topics.
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Kathy Grandt, Community Manager October 21, 2021