

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

**Thursday, October 21, 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:
  - i. Approval of meeting minutes for September 23, 2021 regular meeting
5. President's Report
6. Rosemary Place Master Association Report
7. Treasurer's Report
  - A. Draft Budget
  - B. Financials
  - C. Delinquencies
  - D. Ratify payment from reserves, if any
8. Old Business
9. New Business – appointment of a Board of Directors member
10. Committee reports
  - A. Facilities Committee
  - B. COVID Advisory Committee
  - C. Bike Storage Committee
  - D. 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 with no more than 3 minutes each. 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/86905301810>

**Meeting ID:** 869 0530 1810

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

Next BOD meeting date: November 18, 2021 – BUDGET ACTION MEETING

**APPROVED**

**The Renaissance I Association, Inc.  
Regular Meeting of the Board of Directors  
Thursday, October 21, 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 37 homeowners attended by video and by telephone.

**Confirmation of Proper Meeting Notice:** Proper notice was posted in the usual places in accordance with Florida statutes 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 September 16, 2021 regular meeting. Tamara Logan 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** – A COVID Advisory Committee was formed at the last meeting of the Board of Directors. That committee has met and will give a report later in this meeting. There is considerable concern about those who refuse to wear a mask when outside of their unit. This committee is working to find a workable solution to this problem.

**Maintenance** – Robert Nation has joined the staff as maintenance supervisor. He is doing a great job.

**Carts** – Mr. Lauria asked that the courtesy carts be returned to the area from which they were taken. They are used by just about everyone. The population in the building is increasing with the onset of season so more and more of us need to use the carts. Please be courteous and return them.

**Service lobby doors:** A fire marshal did a safety inspection of the building. These happen periodically. He walked around for a couple of days with staff and commented to staff that he has rarely seen a building in as good of shape as he found the Renaissance to be. One of the items he did note is that the doors at the service elevator lobbies must remain closed because they are fire doors. He said that all door stops have to be removed from those doors. If they are not removed by the time of his reinspection, the Renaissance will be fined \$250 per door per day until they meet code. This will be very inconvenient for everyone, but we have no choice in the matter.

**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 the RPMA budget. Mrs. Mitchell reported that the financials are in good shape. The RPMA is planning for a couple of landscaping projects.

Manny Lauria asked for volunteers to service on the RPMA Board of Directors. No one volunteered.

**Treasurer's Report:**

**2022 Budget review** – Reva Mitchell reported on the proposed 2022 budget. She explained the process used to build the budget then went through it by sections. **Manny Lauria made a motion to approve sending the draft budget and ancillary documents to the owners. Allen Kraft seconded the motion and it passed unanimously.**

Manny Lauria reported on the following:

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

Lighthouse Project Administration	414.76	Project mgmt for awning proj
Slider Engineering Group	437.50	Engineering for awning proj
4D Service Group	8031.67	replumb water softener system

- B. Financial report: Mr. Lauria reported on the September 2021 financials and current delinquencies.**

**Old Business:** None

**New Business: Manny Lauria made a motion to appoint Mark Kellett to the fill the vacancy left by the resignation of Bill Lakin. Tamara Logan seconded the motion and it passed unanimously.**

**Committee Reports:**

- A. Facilities Committee: Dan Skoda delivered the report. He reviewed the process used to hire Robert Nation as maintenance supervisor. Mr. Skoda reported that the awning structures have been completely repaired. The canvas is now being installed. The garage 3<sup>rd</sup> level deck will be coated next year. Mr. Skoda reported that the project to clean the building will begin later this month. We have been looking into having an engineering condition assessment done. In May 2022, the state will be developing standards for this type of testing. We will wait until those standards are set before having the inspection. The project to coat the sprinkler lines in the garage will begin December 6, 2021. It will be done in phases to minimize the disruption in parking.**
- B. Covid Advisory Committee: Rachel Rivlin gave the report. The committee is working to find a solution to make enforcement of mask wearing possible. A survey of ten buildings in the area was done and it was reported that all mandate mask wearing. It was stressed that employees in those buildings must be vaccinated or they will be fired. Tamara Logan asked for the list of buildings that were polled. Mark Kellett asked how those buildings are enforcing mask wearing. No clear answer was given. CDC information was spoken of.**
- C. Bike Storage Committee: Report given by Judy Cummins. The committee met to discuss options for storage of bicycles. They will do a survey of the bike room to identify**

bikes that are in disrepair and those that are unregistered. There are many that are in disrepair. The governing documents state that bikes must be in working order to be stored in the bike storage room.

**Owner Comments:**

None.

**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 Jay Rixse to adjourn the meeting. The motion passed unanimously ending the meeting at 6:10 p.m.

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

# MANAGEMENT REPORT

October 20, 2021

Announce that a majority of BOD members attended the October 7, 2021 Finance Committee meeting. Two members serve on that committee and one other Board member joined the meeting. It was not a Board of Directors meeting. No Board business was conducted.

Announce the hiring of Robert Nation.

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. 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.
3. The project on the third level of the garage continues. The awning structures are being repaired and the canopies will be replaced.
4. We are awaiting a bid to connect one of the domestic water pumps to the generator.
5. Expecting a proposal from AAPair to replace the shock absorbing springs that are under the cooling tower.
6. Identified a contractor to coat the sprinkler lines in the garage.
7. 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.
5. Met with the cable TV committee and helped gather information for that committee.
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.

Kathy Grandt, Community Manager October 21, 2021