

Renaissance I Association, Inc.
Announcement of Budget Meeting and Board of Directors Meeting
Thursday January 20, 2022 – 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 November 18, 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
8. Old Business - none
9. New Business
 - A. Form kayak storage committee
 - B. Appoint member to kayak storage committee
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. Each speaker is allotted 3 minutes. 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

Join Zoom Meeting

<https://us02web.zoom.us/j/82041661294>

Meeting ID: 820 4166 1294

Telephone connection: 301-715-8592

Submitted by Kathy Grandt, Community Manager

Next meeting will be held on February 17, 2022

Posted January 18, 2022 via email and in usual posting places within the building

APPROVED

The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors
Thursday, January 20, 2022

Minutes

Call to Order: President Tamara Logan 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 Tamara Logan, Vice President Allen Kraft, Treasurer Manny Lauria, Secretary Mark Kellett and Director Jay Rixse constituting a quorum. Kathy Grandt, community manager, was present. Approximately 35 homeowners attended by video or 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 Mark Kellett presented the minutes of the November 18, 2021 regular meeting. Manny Lauria made a motion to approve the minutes. Jay Rixse seconded the motion. The motion passed unanimously.

President's Report: President Tamara Logan began her report with the reading of the code of conduct:

We may disagree, but we will be respectful of one another.
We will direct all comments to issues
We will not engage in personal attacks.

Mrs. Logan welcomed everyone to the meeting and introduced herself. She was elected to the Board in December of 2019 and served last year as Secretary. I am pleased to be serving as President of the Board this year along with such a wonderful group of people: Jay Rixse, Allen Kraft, Manny Lauria, Mark Kellett along with Kathy Grandt and her staff.

Because of the ongoing pandemic, the meetings will continue to be held by zoom until it is deemed safe by the CDC to gather in large groups. I know this is not ideal for everyone, but it is necessary and we are getting a better turnout of residents this way. At some point we may have the capacity to do both, which would be ideal.

She asked that people continue to stay vigilant with mask wearing and hand washing as recommended. We will continue to have notices posted throughout the building and on every floor. Please be courteous to your neighbors and understand that it is a ridiculously small favor to ask that you wear a mask when outside of your unit and in all common areas. To those who are not yet vaccinated, please consider doing so. These are turning out to be lifesaving vaccines, while they may not keep you from getting sick, they may very well keep you off a ventilator. She thanked the covid advisory committee for their efforts and diligence in keeping us informed.

Mrs. Logan thanked everyone in the building who is serving on committees. These are often thankless jobs, but without the committees, the Board would be at a tremendous disadvantage in making decisions for the community. She encouraged others in the community to get involved

and be a part of the solution. It is easy to complain, but it takes effort to participate and provide solutions. So again, thank you all for your ongoing help

There have been 2 residents that reported issues with their balcony floor after the building cleaning. If anyone else has a problem, please let Kathy know.

There are many realtors and buyers asking about vehicle charging stations, perhaps it is time to reactivate that committee.

There was mention of the installation of the Frontier upgrades. For the most part, it's going well. Many people are very pleased to have their internet bill eliminated.

Mrs. Logan spoke briefly about the problems people had signing up with click pay to pay association fees. Those problems are being addressed.

Rosemary Place Master Association Report: Report delivered by Renee Bondaroff who serves as the Renaissance representative to that Board of Directors and its treasurer. Ms. Bondaroff explained what the Master Association is: it encompasses the Alinari, Renaissance, Valencia Townhomes and the Hotel Indigo. The care of the landscaping, retention ponds, some fixtures and some of the roads are within the purview of the RPMA. The RPMA met earlier this day. It was a brief meeting at which landscape issues were discussed. She spoke about some issues with the lights on May Lane that are being addressed. The parts to repair the May Lane gate are on order and have been for some time. There is no firm ETA on that. She asked that people not block the roadway from 41 onto May Lane near the Renaissance. She also reminded people that the greenspace behind the Alinari is for their exclusive use.

Treasurer's Report: Manny Lauria delivered the report. He said that early indications are that the Association will close 2021 with a budget surplus of roughly \$57,000. As of the December 31, 2021 financial reports there is \$646,000 in the operating funds and \$1,986,000 in reserves fund. The financial statements activity for 2021 are in the process of being audited by the Association's CPA firm and are subject to change. Historically, over the last several years, our audits have not resulted in any significant changes to our balance sheet or income statement.

As of December 31, 2021, there were five delinquent owners who owe roughly \$10,000. Two are in the collections cycle, one has received a late notice and the other two represent short payment of fees.

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

Lighthouse Project Admin	\$ 297.85	Awning project management
United States Awning	\$ 31,200.00	Partial payment for awning installation
Metro Gates	\$ 2,325.00	Replacement motor for main gate
B&I Contractors	\$ 30,067.52	Electrical work for awning project
Marsh & McLennan Agency	\$245,522.48	2022 insurance premium to be repaid from operations account

Treasurer's report continued: The Board knows that the changes in the payment process this year were a problem for many owners. We needed to make the change due to the acquisition of

Lighthouse by RealManage. We were told that the transition would be seamless and it turned out to be quite the opposite. We apologize for all that you went through.

Old Business: None

New Business: A subcommittee of the Facilities was formed to explore the possibility of finding storage for kayaks and paddle boards onsite. **Tamara Logan made a motion that was seconded by Allen Kraft to form this subcommittee. It passed unanimously.**

Committee Reports:

Facilities Committee: The report was delivered by committee chair, Dan Skoda. He described the subcommittee process. The kayak storage subcommittee will explore options for storage of kayaks and will make a report of that to the facilities committee. If the option is workable, the facilities committee will make the decision to take it to the Board of Directors. Mr. Skoda reported that the installation of the awnings on the third level of the garage is going very slowly. We are trying to get a firm schedule for the installation. The committee is working on getting bids for the coating of the third level of the garage. It is hoped that this project will happen in April. He described the three options being explored. Mr. Skoda pointed out the work that maintenance supervisor, Robert Nation, has done to help readily identify the location of the main shutoff valves in the refuse room on each floor. A homeowner asked how long the coating on the garage deck will last. It is estimated to be ten years. He also asked if this project is accounted for in the reserves. It is.

Social Committee: Rachel Rivlin delivered a brief report. She reported that there will be a celebration of Chinese New Year in the clubroom on February 1st. Notices will be posted.

Covid Advisory Committee: The report was delivered by Rachel Rivlin. She discussed the letter they sent to the Board. Mrs. Rivlin said that parts of the letter were related to the enforcement of mask wearing and setting aside times in fitness areas for those who want to workout while wearing a mask and that no one without a mask can enter during those specific times. There was quite a bit of discussion about this. Mrs. Rivlin was asked about some inconsistencies in mask wearing. For example: why is it okay for people to not wear masks at social committee functions but must wear them in the fitness rooms. The difficulty in enforcing a mask wearing mandate was discussed at length. There was also mention of the fact that the fitness center is empty most afternoons and that one can call the desk to ask if there is anyone in the fitness room. Desk staff are able to view the camera in that room.

Landscape Committee: The report was delivered by Renee Bondaroff who cochairs the committee. The committee is working with the landscape company that services the Renaissance to identify plants and trees that need to be replaced and/or freshened up. A proposal for this work was forwarded to the board for review.

Bike Storage Committee: The report was delivered by Judy Cummins who serves as chair to that committee. They are working with two companies that do this sort of work. It might cost as much as \$20,000 to refurbish the storage room.

Owner Comments: An owner extended thanks to Mrs. Logan for her help with a problem that occurred when the building washing was being done. There was damage to her balcony tile and that of her sister's balcony, as well. There was mention of problems associated with the Frontier upgrades. Another owner stated that she has had multiple problems with the Frontier service. An owner also expressed appreciation for the efforts being made to find kayak and paddle board storage.

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

There being no further business, a **motion made by Tamara Logan and seconded by Manny Lauria to adjourn the meeting. The motion passed unanimously ending the meeting at 6:23 p.m.**

Respectfully submitted by
Mark Kellett, Secretary
Renaissance I Association, Inc.

MANAGEMENTREPORT

January 20, 2022

Announced that a majority of BOD members attended the January 14, 2022 Facilities Committee Meeting. It was not a Board of Directors meeting. No Board business was conducted.

Projects in Progress or Pending and are nearing completion.

1. Pressure washing pavers around the building is ongoing.
2. Vic's Painting repairing vulnerable building envelop areas found while pressure cleaning.
3. We are still working to find out if one of the domestic water pumps to the generator.
4. A subcommittee of the facilities committee is working with vendors to identify a product to recoat the surface of the 3rd level of the parking garage.

Maintenance Projects

1. Per order by the Sarasota County fire chief, the door stops on the service lobby doors were removed. Several doors to the stairwells were adjusted to close properly at the direction of the fire chief.
2. Sprinkler lines in the garage were coated.
3. Repair of the awning support structures is finished. Canvases are being fitted.
4. Many behind the scenes, smaller projects are being taken care of by Robert, maintenance supervisor. He is quite talented and a great addition to the staff.

Managerial:

1. Negotiated with Otis Elevator to make the repair to elevator one at no cost. They initially were going to charge the association nearly \$15,000.
2. Three new committees have been formed that require staff assistance. They are: bicycle room committee, covid advisory committee and kayak storage committee.
3. The new Frontier services are being installed in individual units. All residents have to set up an appointment to take advantage of the new services.
4. The conversion to Enterprise bank has been difficult for a lot of people. Lighthouse is working with Real Manage to correct the problems being experienced.
5. A part time custodian was hired. His name is Bob McElwain and he's doing a great job. We are now back up to full staffing.
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 January 20, 2022