

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

Thursday, September 23, 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
 - i. June 17, 2021 regular meeting
 - ii. July 22, 2021 special meeting
 - iii. August 19, 2021 special meeting
5. President's Report – COVID
6. Rosemary Place Master Association Report
7. Downtown Sarasota Condo Association Report
8. Treasurer's Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payment from reserves, if any
9. Old Business
10. New Business – committee appointments
11. Committee reports
 - A. Facilities
 - B. Other committee reports
- 12. 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**
13. Management Report
14. Adjournment

Online Zoom Meeting Connection

<https://us02web.zoom.us/j/81949479297>

Meeting ID: 819 4947 9297

Join meeting by telephone: 301-715-8592

Next BOD meeting date: October 21, 2021

Posted September 19, 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, September 23, 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 45 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 June 17, 2021 regular meeting, July 22, 2021 special meeting, and August 19, 2021 special meeting. Allen Kraft 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:

Sharon – As everyone knows by now, Sharon Pierce died two weeks ago of covid. We are all very sorry for her family. Her passing has left a huge hole in our staff. We ask that you show some patience as we search for a replacement. Lighthouse Property Management is working with us to find a maintenance supervisor. Until we have hired that person, some things will take a little longer to remedy than when Sharon was with us. The staff is working hard to not only take care of their regular duties but to fill in where they can on maintenance items. Again, your patience is appreciated. Mr. Lauria invited others to express their thoughts about the passing of Sharon. Allen Kraft asked for a few moments of silence for everyone to think of what she meant to them. Tamara Logan also spoke about what an amazing person she was and how much she will be missed.

Covid: This is, of course, an important and serious topic to each of us. And, as a reminder, the Board of Directors is made up of your fellow unit owners, your neighbors, and we are just as concerned as you are. The things each resident can do to help our community get ahead of the virus are so very easy to do but many ignore them: mask wearing, adequate distance from each other, hand sanitizing and, if medically possible, vaccination. Staff can monitor and enforce the wearing of masks by contractors. Staff is wearing masks, though if you see a staff member without a mask, please report this to Kathy. Staff is either fully vaccinated or awaiting their second shot. Cynthia has recovered from the virus and once the time before she can be vaccinated elapses, she will get vaccinated.

There have been many suggestions for steps to take to reduce the possibility of spreading of the virus. The one that comes up frequently is to mandate the wearing of masks by everyone, including residents and their guests. This has been the most frustrating to enforce because there is no real way to enforce that mandate. We have asked those who suggest this for help in solving that problem but have not received a viable option. Please, if you have an idea, please pass it along. Neither the Board nor management is ignoring this seemingly simple request; we simply have no real way to enforce a mask mandate among residents. Again, if you do, let us know.

With the exception of notifying you of the onset of the virus in Cynthia, and we apologize for that, we have made the community aware of cases in the building **that were reported**. If a case is not reported, obviously we cannot pass that information along. It is entirely up to the affected person to pass along that information.

My objective here is not to be a naysayer but to point out the challenges associated with some of the preventive methods suggested. If we all work together on this, I'm sure that we can keep each other safe.

There was discussion of forming a covid advisory committee and its purpose. **Manny Lauria made a motion to form this committee. Allen Kraft seconded the motion. Three members voted in favor and one abstained. The motion passed. A motion was made by Manny Lauria to appoint committee members Shelly Dorfman, Rachel Rivlin, Steve Tisman, Sheila Radman and Malcolm Schwartz. The motion was seconded by Allen Kraft. Three members voted in favor and one member abstained. The motion passed.**

Discussion continued with one owner commenting that if the committee was simply a forum to complain, it was unnecessary. Mr. Lauria said that he would like to have this committee so that they can help to find a solution regarding residents of the Renaissance who will not wear masks. He would like to know if there is any legal recourse. Another owner stated that there are three condo communities in the area that are enforcing mask wearing.

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 there will be no increase in the yearly fees for Rosemary Place Master Association.

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

A. Payments from reserves: Allen Kraft made a motion to approve these payments from reserves. Jay Rixse seconded the motion and it passed unanimously.

Lighthouse Project Administration	446.56	Project mgmt for awning proj
Lighthouse Project Administration	460.72	Project mgmt for awning proj
Windemuller Technical Services	1268.14	Electrical for electric lobby doors
Slider Engineering Group	675.00	Engineering for awning proj
Slider Engineering Group	3,300.00	Engineering for awning proj
Hill York Air Conditioning Services	12,840.00	Installation of tube bundle on boiler

Old Business: None

New Business: Manny Lauria made a motion to appoint Judy Cummins to the recently formed Bike Storage Committee. Allen Kraft seconded the motion and it passed unanimously.

Committee Reports:

- A. Facilities Committee:** Dan Skoda delivered the report. He started his report with a tribute about Sharon Pierce and how much she did for the building. Like others, he also mentioned how much she will be missed. Mr. Skoda continued his report with an update on the progress of the awnings structure repair. It is nearly finished and the white supporting poles are being painted. Some repairs to the lighting wiring will also take place. We don't have a firm schedule for the installation of the replacement canvas. Mr. Skoda reported that the cleaning of the exterior of the building will begin soon. The method to clean it will involve scrubbing, not just pressure washing. This process will be more expensive than originally budgeted. Rather than the budgeted \$35,000 the cost will be \$62,000. **Jay Rixse made a motion to approve the additional funds and Allen Kraft seconded the motion. It passed unanimously.** Mr. Skoda reported that once the awning project is finished, the parking deck will be resealed. Also, the sprinkler lines will be recoated before yearend.
- B. Architectural Committee:** Bill Lakin reminded the body that a part of the purpose of the Architectural Committee is to make certain that in-unit work is done in a safe and correct manner; keeping in mind that contractors are to follow the rules and behave in a professional manner for in-unit work. Recently, a homeowner had problems with a contractor that was not doing the work agreed to and refused to return her deposit. Research showed that the contractor has a record of this behavior and that they were arrested for fraud of an elderly person. In light of this, the committee recommends banning these contractors from working in the building. They are Maria & Ortiz of Lifestyle Kitchen and Bath and Anthony "Tony" Asfur. Dale Swift will also be banned. **Jay Rixse made a motion seconded by Manny Lauria to ban these contractors. The motion passed unanimously.**

Owner Comments:

An owner expressed her displeasure for the recently executed bulk services agreement with Frontier for television and internet. Another owner commented that she is going to be sound proofing the wall in her bedroom because she can hear the neighbors next door. She asked if anyone else has sound proofed a wall to please reach out to her. There was further discussion about the Frontier bulk contract. Another owner commented about problems with the service elevator.

Management Report: None delivered at the meeting. 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 6:32 p.m.

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

MANAGEMENT REPORT

September 23, 2021

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. Everyone will be notified of the date that work will begin. It will necessitate removal of everything from your balcony.
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.

Maintenance Projects

1. The light fixtures in the swimming pool were replaced with LED lights.
2. The lights near the spa were repaired.
3. Electric door openers on the main lobby doors were installed. The closures on the brown doors to the garage and the service door were replaced and the doors were ad
4. A major repair was done to the large domestic water backflow preventor.
5. A major repair to the boiler was done. The tube bundle was replaced.
6. Miscellaneous minor repair and maintenance projects were completed.
7. The windows on the entire building were cleaned.

Managerial:

1. Working with Lighthouse and a subcommittee of the Facilities Committee to identify a maintenance supervisor and part time custodian.
2. Responded to many, many email message and telephone calls over the last three months.
3. Work on the 2022 budget is underway. I contacted the vendors we use for continuing services to get information on costs for services in 2022.
4. Extensive work with the Board on the View Corridor Easement modification request.
5. Met with the cable TV committee and helped gather information for that committee.
6. Working with subcommittees of Facilities Committee on various projects.
7. Met with individual Board of Directors members on various topics.
8. Assisted residents with various situation and issues.
9. Working closely with maintenance and housekeeping staff on every-day and special projects.

Kathy Grandt, Community Manager September 23, 2021