

Renaissance I Association, Inc.
Announcement of Budget Meeting and Board of Directors Meeting
Thursday February 17, 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 January 20, 2022 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. Board reorganization
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**
12. Management Report
13. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/81345030939>

Meeting ID: 813 4503 0939

Join by phone:
301-715-8592

Submitted by Kathy Grandt, Community Manager

Next meeting will be held on March 17, 2022

Posted February 15, 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, February 17, 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, Secretary Mark Kellett and Director Jay Rixse constituting a quorum. Kathy Grandt, community manager, was present. Approximately 37 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 January 20, 2022 regular meeting. Jay Rixse made a motion to approve the minutes. Allen Kraft 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.

Welcome to the February 2022 Renaissance Board meeting. I am feeling very confident that before the end of this year, we may be able to meet in person again! The Covid numbers in Sarasota continue to decline and I am grateful for all of you who have stepped up by wearing a mask in the building and being civil to each other in common areas. These are unprecedented times, but it's good to see a community remain respectful of one other.

I want to follow Manny's lead and remind everyone about the carts and returning them to their proper floor immediately after use. I personally have been relieved to find carts in the mail room when I need one lately.

The Frontier installations are ongoing and for the most part, going well. I personally have not seen a new bill yet? If you haven't made the transition yet, please get the number to call from Jenniffer to set your appointment. That number is specific to our situation and everyone has to set up an account.

A request was made to change the monthly meeting day from the third Thursday of the month to accommodate the Rosemary District third Thursday event. No decision has been made yet as this just came to us this week.

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 briefly discussed moving the Renaissance Board of Directors meeting day. She reported that the May Lane gate is still on hold because of a part that has been on backorder for some time. There is some investigation into the possibility of replacing the gate. Ms. Bondaroff reported that the Hotel Indigo is investigating remodeling the exterior of that building. Any proposed change will be presented to the RPMA architectural committee. Ms. Bondaroff reported that there is a problem of cracked sidewalk near the Valencia townhomes. RPMA management is investigating that repair as the sidewalks are the responsibility of the City. The RPMA is gathering pricing to repair and/or replace May Lane pavers. There was a question about a palm tree that was recently removed. Ms. Bondaroff explained that it was diseased and there is no plan to replace it.

Treasurer's Report: Manny Lauria is absent so the report was delivered by Kathy Grandt. The January financial reports are not ready as of the time of this meeting. She gave a brief report about delinquent accounts. There are several who short paid the 2022 first quarter fees and three that are in collections. The 2021 yearend audit is nearing completion. Owners will be notified when it is ready for distribution.

Tamara Logan made a motion to ratify the following payments from reserves. Jay Rixse seconded the motion and it passed unanimously.

Lowes Commercial Painting	\$ 19,400.00	Painting of sprinkler lines in the garage
Crazy Horse Enterprises dba Vic's Painting	\$ 16,261.92	Partial payment for building repairs
Christie Susko	\$ 2,139.99	Emergency repayment of over payment of fees. <i>These funds were reimbursed the very next day.</i>

Old Business: None

New Business: Tamara Logan reported that Jay Rixse has decided it is time that he actually retire and has tendered his resignation as Director of the Board. We all agree he has contributed a great deal during an extremely stressful year. I personally have learned a great deal from Jay regarding the history of the issues in the building from a budget and insurance standpoint specifically. I know that he will be missed but has assured us that he will be a phone call away if needed. Board members thanked Jay for his years of service to the Association. His resignation will be official at the end of this meeting.

Per FL Statute 718 and the governing documents of the Renaissance Association, the Board will appoint someone to complete Jay's term. **Tamara Logan made a motion to appoint Renee Bondaroff to fill the remainder of Jay's term. Allen Kraft seconded the motion and it passed unanimously.**

Mrs. Logan reported that Renee currently serves on the landscape committee, finance committee and as treasurer of the Rosemary Place Master Association. We feel very confident that she will do an excellent job as Director and we thank her for stepping up to help and fill some very large shoes.

Committee Reports:

Facilities Committee: The report was delivered by Kathy Grandt, as Dan Skoda was absent. She 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. The pergolas on the pool deck will be oiled soon. The repairs to the building façade continue.

Social Committee: None given.

Covid Advisory Committee: This committee has not met but one of its members, Shelly Dorfman, spoke to issues of concern. She commented on a letter the committee recently received from the Board that was in response to a letter the committee had written in which several demands were made. She mentioned the request for hours to be set aside for use of the fitness center by people who want to work out only if everyone in the fitness center is forced to wear a mask at that time. Ms. Dorfman asked that a petition be circulated on this subject. The Board is disinclined to do that. It was pointed out that this discussion about restricted use of the fitness center has been discussed several times in the past and that nothing has changed. Once again, it was pointed out that it is unenforceable. This topic will not be entertained again unless something drastic occurs that warrants further discussion. Mr. Kraft shared statistics related to the virus as published by the CDC. He pointed out that the fitness center is vacant as much as 80 to 90 percent of the time.

Owner Comments: An owner extended thanks to the Board and staff for all that they do for the community. An owner asked if the door handles on the residential doors can be fixed and replaced, where necessary. Staff will be assigned to take care of this.

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 Jay Rixse and seconded by Tamara Logan to adjourn the meeting. The motion passed unanimously ending the meeting at 6:18 p.m.**

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

MANAGEMENT REPORT

February 17, 2022

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 and installer to recoat the surface of the 3rd level of the parking garage.
5. Working to find a contractor to oil the pergolas.
6. Working with engineers and contractors to repair a supporting pillar beneath the cooling tower.
7. Repair flooring in guest suite 2.
8. Pipes on roof project – many areas need to be cleaned up, treated for rust then coated.
9. Chimney cap for the domestic water boiler is being replaced.
10. Vent for the rooftop mechanical room is to be repaired.

Maintenance Projects:

1. Main shutoff valves on each residential floor located in the ceiling of the refuse rooms were identified by clearly marking them both in the ceiling and painting on the walls directions pointing to the area where they are located. Slide bolts were installed on the hatches to replace previous locks that required a screwdriver to open.
2. Ladders have been placed in all stairwells. They were painted with the association's name on them.
3. Passed reinspection by fire department. He was reinspecting to make sure the corrections he ordered had been done. That includes taking off the kick stops on the service elevator lobby doors and adjusting doors to the emergency stairwells.

Managerial:

1. Negotiating the maintenance contract with Otis Elevator.
2. Working with the Facilities Committee, staff, engineers and contractors on two major projects: the coating of the third level of the garage and the repair of a cooling tower supporting pillar on the rooftop.
3. Met with individual Board of Directors members on various topics.
4. Assisted residents with various situation and issues.
5. Working closely with maintenance and housekeeping staff on every-day and special projects.

Kathy Grandt, Community Manager February 17, 2022