

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

Thursday June 16, 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 – approval of May 19, 2022 minutes
5. President's Report
6. Treasurer's Report
 - A. Financials
 - B. Delinquencies
 - C. Ratify payments from reserves
7. Rosemary Place Master Association Report
8. Facilities Report
9. Old Business - none
10. New Business – none
11. Committee reports
 - A. Social Committee
 - B. Other committee reports
- 12. 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**
13. Management Report
14. Adjournment

Join Zoom Meeting - <https://us02web.zoom.us/j/85931004751>

Join by phone: 301-715-8592

Meeting ID: 859 3100 4751

Submitted by Kathy Grandt, Community Manager

Next meeting will be held September 15, 2022 unless one is required in the interim.

Posted June 14, 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, June 16, 2022

Minutes

Call to Order: President Tamara Logan called the meeting to order at 5:30 p.m. The meeting was held via Zoom.

Determination of a Quorum: Board members present: President Tamara Logan, Vice President Allen Kraft, Treasurer Manny Lauria and Secretary Mark Kellett, and Director Renee Bondaroff, constituting a quorum. Kathy Grandt, community manager, was present. Approximately 24 homeowners attended by video or 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 Mark Kellett presented the minutes of the May 19, 2022 regular meeting. **Allen Kraft made a motion to approve the minutes. Manny Lauria 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 all to the June 2022 Renaissance Board meeting. This is the last meeting before our summer break. If something arises that would necessitate a meeting, we will call a meeting and you will be notified in the usual manner, but we do not foresee anything at this time. When we reconvene in September our goal is to have hybrid meetings, which means we will meet in person and on Zoom.

Mrs. Logan thanked those serving on committees. Because of the challenging work by the facilities committee, we are rounding the corner and headed to the finish line on the repairs to the 3rd level of the garage. Dan Skoda will address this in his facilities committee report. Mrs. Logan encourage owners to get involved and be a part of taking care of our home by joining a committee.

Mrs. Logan spoke about the legislation that was recently passed in response to the Surfside tragedy that requires inspections of residential buildings of a certain size, age and location. Several Board Members and Kathy Grandt have attended presentations about this legislation and it appears as of now that we will be required to have an inspection done by the end of the year 2026. The milestone at which inspections begin in the state of Florida is when a condominium is 25 years old and within 3 miles of the coastline or 30 years if inland. The inspections will then be required every 10 years thereafter. We will start adding to the budget to prepare for this event. Please rest assured that we are staying on top of this issue and will be following all legal proper guidelines.

On another, not so pleasant note, you should prepare yourselves for an inevitable increase in our insurance rates, both for the building and personally. They are predicted to rise anywhere from 20%-100%. As scary as that sounds, it is an issue that we need to be aware of plan for.

Treasurer's Report: Report was delivered by Treasurer, Manny Lauria. As of May 31, 2022, the operating cash was \$500,000 and reserves cash was \$2,194,000 for a total cash of \$2,694,000. Unpaid owner balances are being aggressively pursued for collection. For the five months ended May 31, 2022 we are \$37,406 under budget.

Manny Lauria made a motion to approved the following payments from reserves:

| | | |
|-----------------------------------------------|--------------|----------------------------------------|
| Crazy Horse Enterprises dba Vic's Painting | \$ 50,000.00 | Progress payment |
| Slider Engineering Group | \$ 5,162.50 | Engineering for garage coating project |
| Slider Engineering Group | \$ 5,000.00 | Retainer for coating project |
| Coastal Construction Products | \$ 18,384.19 | More coating product |

Tamara Logan seconded the motion and it passed unanimously.

Rosemary Place Master Association Report: Report delivered by Renee Bondaroff who serves as the Renaissance representative to that Board of Directors. Ms. Bondaroff reported that the budgeting process for that association is underway. There are a number of projects coming. Some lighting needs to be repaired or replaced. There are issues with the bridge on May Lane that need to be addressed. The gate at May Lane and Cocanut remains a problem and that is being closely examined. There is a committee of the RPMA board that is working on that item.

Facilities Committee Report: Report was delivered by Dan Skoda, committee chair. Mr. Skoda reported that the work on the 3rd level of the garage is nearing completion. The portion of the project currently underway is the coating of the deck. We were able to save significant funds by coating the drive lanes only. There have been a couple of issues with the recoating that are being dealt with. Other large projects being reviewed are the replacement of the fire panel and associated aspects of that system, as well as repair of the concrete pillars that support the cooling tower. We're working with engineers on that project and waiting for word from them.

Old Business: None to report

New Business: None to report

Committee Report:

Social Committee: Rachel Rivlin reported that there will be no social events over the summer. The get togethers on Tuesday nights will continue.

She also told all that Chris Baer made major updates to the lending libraries in the alcoves on the first and second levels of the clubroom. She did a great job organizing the library for all to enjoy.

Bike Committee: The report was delivered by Judy Kellett. The Board of Directors received the committee's written report on how the committee proposes to clean and organize the bike room. The committee awaits the Board's acceptance of the committee's recommendations.

Owner Comments: An owner asked if a book club could be formed and was told that one exists. An owner made comments about her concerns about covid.

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

There being no further business, Allen Kraft made a motion to adjourn the meeting. Mark Kellett seconded the motion and it passed unanimously. The meeting adjourned at 6:25 p.m.

Respectfully submitted,
Mark Kellett, Secretary

MANAGEMENTREPORT

June 16, 2022

Projects in Progress or Pending

1. Pressure washing pavers around the building is ongoing.
2. Robert installing LED light fixtures in the service hall. They have already been installed in the area outside of the service elevators.
3. We have learned that one of the domestic water pumps can be connected to the generator. The cost for preliminary tasks that have to be done before the pump can be connected is \$11,773.00. We are still seeking another bid.
4. The coating of the 3rd level of the garage has, as many of you know, taken far longer than initially anticipated. We honestly have turned the corner and can tell you with all certainty that it is almost finished. We will be able to open most of the area to parking no later than Saturday. There is a section that had to be redone so that area will remain closed to parking. The area was subpar necessitating a complete re-do. We will not accept a subpar job.
5. The fire panel and other aspects of the fire/safety system are scheduled for replacement this year. Robert Nation is gathering bids.
6. The annual in-unit condition inspections will commence June 13, 2022. One floor a week will be done until all are finished. The dates are subject to change due to unforeseen circumstances.
7. Robert is getting bids from companies that do inspections of the sprinklers and other aspects of the fire safety system. This is part of our continued efforts to keep costs low by looking for other quality providers for a lower rate.

Maintenance Projects

1. Robert repaired the residential door handles that were loose or broken. If you spot any others that require repair, please let us know.
2. Many behind the scenes, smaller projects are being taken care of by Robert, maintenance supervisor and Bob McElwain, custodian. They are a great team and are great additions to the staff.

Housekeeping

Silvia and Cynthia are taking care of some special projects to include cleaning the blinds in the common areas, washing the exterior of the residential and other wooden doors

Managerial:

1. Since mid-April, I received and responded to well over 2,000 email messages.
2. I attended 32 meetings and classes.
3. Worked with Mark Kellett and Tamara Logan to find a method that we can use to hold hybrid meetings.
4. Worked closely with the Facilities committee on details related to the coating on the 3rd floor of the garage.
5. Worked with collections attorney and collections department at Lighthouse on next steps for collecting bad debt from 3 unit owners. Two now have a lien against the property.
6. Met with individual Board of Directors members and committee 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 May 19, 2022