

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

Thursday May 19, 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 March 17, 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. Rosemary District Report
9. Facilities Report
10. Old Business - none
11. New Business – committee appointments
12. Committee reports
 - A. Social Committee
 - B. Other committee reports
- 13. 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**
14. Management Report
15. Adjournment

Join Zoom Meeting - <https://us02web.zoom.us/j/83730451442>

Join by phone: 301-715-8592

Meeting ID: 837 3045 1442

Submitted by Kathy Grandt, Community Manager

Next meeting will be held on June 16, 2022

Posted May 17, 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, May 19, 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 and Secretary Mark Kellett constituting a quorum. Kathy Grandt, community manager, was present. Approximately 20 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 March 17, 2022 regular meeting. Mark Kellett 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.

Mrs. Logan welcomed all to the May 2022 Renaissance Board meeting. She said that she is thankful that the Covid numbers in Sarasota continue to decline, though we aren't out of the woods yet. I believe after our summer break that we will have the ability to do not only Zoom, but also participate in person for those that wish to attend the meetings. The zoom capability is very helpful to those who are not year-round residents. She made a plea to owners who are vacating after season and not using their parking spaces to please agree to loan. You are all aware of the 3rd floor seemingly endless projects and very soon, the coating of the garage floor will begin and once again the 3rd floor parking spaces will be unavailable for approximately 3 weeks while the material is put down and cures. If you would be so kind as to allow a neighbor to utilize your spot, please see Jennifer and give her the number so that she may assign someone for that specific time period.

Regarding that particular project, we owe a huge debt of gratitude to Kathy and several members of the Facilities committee who held an emergency meeting to secure the material and place the order thereby saving \$12,374 off the cost of the project. Allen Kraft, Dan Skoda and Jim Logan worked through the weekend to meet with the supplier and contractor to ensure that we had the proper amount of product. Thank you to all of them.

Rosemary Place Master Association Report: Report delivered by Renee Bondaroff who serves as the Renaissance representative to that Board of Directors and its treasurer. The RPMA Board of Directors met this morning. Ms. Bondaroff reported that some light fixtures were damaged during a storm. The parts to repair them have been ordered. There was a recent

reserves study of the RPMA areas and fixtures was performed. It reflects that May Lane pavers will need to be repaired or replaced. The May Lane gate was worked on but it is still not functioning. Another problem was found. The RPMA Board is considering whether to replace it or remove altogether. Manny Lauria said that he worked on the committee to explore installation of the gate and reminded everyone that the primary reason that the gate was installed was to stem the flow of traffic on May Lane. A number of landscaping issues have developed. There is a new contact for Grant's Gardens and we hope for improvement in services. In the meantime, the RPMA is looking at another contractor to replace Grant's. Ms. Bondaroff reported that the Hotel Indigo was sold and will be updated. Any exterior changes will go before the RPMA architectural review committee. Valencia Townhomes residents have reported traffic issues along the access road behind their homes. In particular, speeding is an issue. It has been discovered that there is an armadillo on the property. Removing it is in the works.

Treasurer's Report: Manny Lauria gave the following report: The auditor's report is complete and will be available for distribution shortly. We finished the year under budget by \$58,483.00. Mr. Lauria reported that there are three CPAs on the budget/finance committee along with other business executives giving the committee a great mix of those with vast experience with financials. The February 2022 financial statements reflect that there is \$691,000 in the operating fund and \$2,330,000 in the reserves fund. We are under budget as of February 28, 2022 by \$31,400. The financial condition of the Association is excellent. There are \$19,000 in outstanding assessments. Management is working with our collections attorneys to bring these accounts current. Mr. Lauria stated that a significant reason for our financial health is the excellent work of the facilities committee. The committee closely scrutinizes every repair and replacement to get the best product for the best price. Working closely with staff, they find the right contractor for the best job. They have saved the Association hundreds of thousands of dollars over the years.

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

Treasure Cove II	\$285.00	50% on purchase of planter pot
Treasure Cove II	\$284.67	Final payment for purchase of planter pot
Coastal Construction Products	\$56,247.01	coating product for 3rd level of garage
Lighthouse Project Admin	\$202.85	Project management for awnings project

Facilities Maintenance Report: In that there was not a meeting of the committee prior to this Board meeting, Dan Skoda who chairs this committee reported on facilities maintenance items. Mr. Skoda reported that the Association is working to get a lot of projects taken care of. The repairs to the building are finished. The canopies on the third level of the garage are coming along well. They estimate being finished by April 15th. Beginning April 18th, the project to coat the drive lanes on the third level of the garage will begin. Initially, plans were to coat the entire surface. Jim Logan, who has vast experience in projects like this, though in considerably larger scale, suggested that just the drive lanes be coated. We spoke to contractors who agreed that this is a viable solution. This option will save quite a lot of money. The project went from being nearly half a million dollars to roughly \$200,000. A huge thanks to Jim for his consult and advice. The Facilities Committee spoke with three contractors about this project and would like to recommend to the Board that Vic's Painting be hired to do this job for the Association. **Tamara Logan made a motion to accept the facilities committee recommendation to hire Vic's Painting for this project. Manny Lauria seconded the motion which passed unanimously.** Mr. Skoda reported on the pending project to repair the four pillars that support the cooling

tower. Some deterioration is evident in one of them but we want to have them all taken care of and want to have that done as soon as possible. We have had an engineer from Slider Engineering look at the pillar that is showing deterioration. He stated that it should be repaired within the next 2 to 3 years. We want to err on the side of caution and get it done this year. We are awaiting an engineering proposal, then we will interview contractors for the job. Please know that this is not a life safety issue but it is something we do not want to ignore. At the same time that the pillars will be repaired, we will replace the four shock absorbing springs and the supporting plates for them.

Rosemary District Report: This report was written by Pamela Mones and delivered by Tamara Logan.

- The parcel identified as our new Rosemary Park had the demolition of the structures that had been there and the land has been graded and sodded in preparation for planning for the park.
- A community survey revealing three park concepts (A. Urban B. Artful C. Tranquil) was on the Rosemary District Association website (www.rosemarydistrictassociation.org) with a deadline of Feb. 25, 2022 to make your choice. The next step based on the results of the survey developed by KimleyHorn (working in concert with the RDA park committee), will determine the top TWO of the three concepts and create another survey for the community to choose which one will lay the foundation for the design of the park. Kimley-Horn with input from the RDA community and Jerry Fogel, head of the Parks Department for the city, will proceed with the implementation.
- 48 members of the community have joined or renewed their membership with the RAD as of the February newsletter. Please consider joining as individuals to stay up-to-date. Check the RDA website for more information. www.rosemarydistrictassociation.org
- RDA Board meets monthly. RDA Community meetings are held quarterly on the third Wednesday of the month. Please check the website for current calendar and events.
- The Planning Dept. in cooperation with Florida Dept. of Transportation (FDOT) have been seeking community input for the 'beautification' and safety measures for Blvd. of the Arts and 10th Street. At a recent meeting, the topic of a roundabout vs. a pedestrian overpass was debated. FDOT received important feedback from the residents at the condos near the bay on the west side of US 41, as well as from the Renaissance and Alinari. Constructing a pedestrian overpass seems to be controversial. A roundabout was proposed but, based on feedback from the community, FDOT agreed to revisit/revise their proposal for a roundabout at Blvd. at the Arts and US 41.
- A group becoming more active in the Rosemary District – RADD (Rosemary Arts & Design District) – has been organizing the Third Thursday events on Blvd. of the Arts. It is independent of the RDA, although the RDA has had a table at the event to share information about the RDA.

Old Business: None

New Business: Tamara Logan made a motion to appoint Robert Rappaport to the Bike Storage Committee. Manny Lauria seconded the motion which passed unanimously. Tamara Logan made a motion to appoint Allen Kraft to the Insurance Committee. Manny Lauria seconded the motion which passed unanimously.

Committee Reports:

Social Committee: Rachel Rivlin listed the many successful events that were held this season.

Owner Comments: An owner asked that better attention and care be taken when contractors are cutting tile outside of the building. He also expressed concern about the many notices from the City that residents receive. His concern is that the average person may not understand them and suggests that a group be formed to review these when they come out to be sure that nothing really serious to the Renaissance goes by without notice. An owner commented on the wearing of masks and how it appears that fewer people are wearing them. She pointed out that another variant of the virus has developed.

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 Allen Kraft and seconded by Manny Lauria to adjourn the meeting. The motion passed unanimously ending the meeting at 6:13 p.m.**

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

MANAGEMENT REPORT

May 19, 2022

Projects in Progress or Pending

1. Pressure washing pavers around the building is ongoing.
2. 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 seeking another bid.
3. The final phase of the repairs to the 3rd level of the garage began Monday, May 16, 2022. It will take up to two weeks to complete.
4. The fire panel and other aspects of the fire/safety system are scheduled for replacement this year. Robert Nation is gathering bids.
5. Robert is working on the residential door handles that are loose or broken.
6. The annual in-unit condition inspections will commence June 6, 2022. One floor a week will be done until all are finished.

Maintenance Projects

1. The flooring in guest suite 2 was replaced because it was damaged by a flood.
2. The windows were washed. There are some units that require touchups. The cleaning company will return to do that.
3. The spa required extensive repairs but is working well now.
4. Several lights around the top of the building required repair. Robert Nation repaired them with an LED solution which should keep them illuminated for years to come.
5. There are a few up-lights outside of some PH units that require repair. Robert has developed a system for making those repairs.
6. 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.
7. Per the Florida Health Department, a sign indicating the highest depth of the pool has to be posted and that has happened.

Housekeeping

There was a reinspection of some of the common areas in the building to see where extra time by the housekeepers was spent. They were given a list and a due date. For the most part, things have improved greatly. The residential floors have been divided between Cynthia and Silvia. We believe that this will instill accountability.

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.