

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

**Thursday, October 20, 2022 – 5:30 p.m.**

**Held in person in the Renaissance Media Room  
and electronically via Zoom – connection 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 September 16, 2022 minutes
5. President’s Report
6. Treasurer’s Report
  - A. 2023 Budget
  - B. Financials
  - C. Delinquencies
  - D. Ratify payment from reserves
7. Rosemary Place Master Association Report
8. Old Business - none
9. New Business
  - A. Application fees
  - B. Guest suite fees
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/85724496548>

Join by phone: 301-715-8592 Meeting ID: 857 2449 6548

Submitted by Kathy Grandt, Community Manager  
next meeting will be held November 17, 2022

Posted October 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, October 20, 2022**

### Minutes

**Call to Order:** President Tamara Logan called the meeting to order at 5:30 p.m. The meeting was held in person in the Renaissance Media Room and via Zoom.

**Determination of a Quorum:** Board members present: President Tamara Logan, Vice President Allen Kraft, Treasurer Reva Mitchell, Director Manny Lauria and Secretary Mark Kellett constituting a quorum. Kathy Grandt, community manager, was present. Approximately 30 homeowners attended via Zoom and 3 attended in person.

**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 September 16, 2022 regular meetings. Allen Kraft made a motion to approve the minutes. Reva Mitchell 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.

The building held up very well through hurricane Ian with only minor damage which has already been addressed and is currently in the repair stage. Dan Skoda will have more information on that in his Facilities Committee report a little later in the meeting.

Please remember that we are still down a part time maintenance person, so if you see anything that requires attention, please let Jennifer or Kathy know so that it can be addressed.

As reported last month, the electric car charger has arrived. We are still waiting on electrical components for the installation to begin. Hopefully that will be sooner than later.

We are also still waiting for a part for the media room TV to be repaired.

The security camera on the second floor has been restored thankfully, and the cart situation seems to be under control. However, owners from up north will be arriving very soon and that may change. Kathy will continue to remind everyone in her "This and That".

**Treasurer's Report:** Reva Mitchell delivered the following report:

**2023 Budget:**

- Mrs. Mitchell reported on the 2023 draft budget and the process to create the budget. **Reva Mitchell made a motion to send the draft budget to owners for their review. Mark Kellett seconded the motion and it passed unanimously.**

**Financial Status:**

- September financials report: As of September 30, 2022 the operating accounts total \$550,616.73. Reserves are \$2,248,290.83 for a total of \$2,798,907.56. YTD we are under budget by \$108,352.55. A few things make up that number. We are almost \$11,000 under budget for plumbing repairs. Cleaning the dryer ducts was budgeted for \$11,000. That isn't going to happen this year. On the other hand, we are over budget in Electric and Water & Sewer utilities. However, Cable TV is under. The net favorable amount is \$13,412 YTD. The Fire Inspection took place in October. The City increased water/sewer by 3.5% in September. There are several owners who haven't paid the 4<sup>th</sup> quarter fees. Despite all of that, we remain under budget.

**Delinquencies:**

- A total 16 owners have not paid the fourth quarter association fees. The total due is \$39,799.05. This figure includes four owners who have not paid fees in full.

**Ratify Payment From Reserves:**

- Slider Engineering Group in the amount of \$567.50 for project supervision of the coating of the 3<sup>rd</sup> level of the garage.

**Reva Mitchell made a motion to ratify this payment from reserves. 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 the Rosemary Place Master Association. The RPMA Board met this day. A date for their budget meeting was set. She expressed that they are having problems getting their financial reports from the management company, Lighthouse Property Management. An electrician has been hired to take a look at the lights around the property to see if any need repairs after the hurricane. They are working with Paver Mac to set dates for the work on pavers on May Lane. The May Lane gate repair is still in progress. Lighthouse Property Management is seeking bids from other landscape services providers as Grant's Gardens is not performing very well. The lights in all three fountains have been changed out to LED.

**Old Business:** None

**New Business:**

A. Application Fees:

- a. The State Legislature passed new legislation that permits increasing application fees from \$100 to \$150. Our costs to process and run background checks have also increased. **Tamara Logan made a motion to increase application fees to \$150. Allen Kraft seconded the motion and it passed unanimously.**

B. Guest Suite Fees:

- a. There has been discussion about increasing the guest suite rental fees, as our expenses to maintain them continue to rise. The rates have not increased as far back as anyone can remember. We are proposing an increase to \$150 per night plus 12% tax from December 1<sup>st</sup> through March 31<sup>st</sup> and \$120.00 per night plus tax for April 1<sup>st</sup> through November 30<sup>th</sup>. The 10% discount for stays of 5 consecutive days will remain.

**Tamara Logan made a motion to increase the guest suite fees as described above. Allen Kraft seconded the motion and it passed unanimously.**

### **Committee Reports:**

Facilities Maintenance Report: The report was delivered by Dan Skoda who serves as the chair of this committee. Mr. Skoda reported that there was very little damage to the building as a result of hurricane Ian. There are two areas on the roof where flashing came loose. Maintenance Supervisor, Robert Nation, was in touch with Crowther Roofing who came right away to help with it. They made a temporary repair and will be back to make a permanent repair in the near future. Two awnings were damaged. We are working with the company that installed them to have them replaced. We don't have an exact date for this but it is estimated that it will take up to two months to make the repair. A flue cap blew away during the storm. We got a bid to replace it that came in at \$5,200. Robert Nation bought a sheet of metal and fabricated one. He will install it, as well. This saved the Association roughly \$5,000. Mr. Skoda spoke about the upcoming inspections of the elevators. We don't have a date for when that will begin. Everyone will be notified when we have a date. These inspections will be done with the least amount of disruption to elevator use.

Social Committee: Chris Baer delivered the committee report. She said that the committee is planning to host a welcome back party to celebrate the return of our friends from the north. That will happen October 15<sup>th</sup>. The tree trimming party will be held December 6<sup>th</sup>.

**Owner Comments:** None

**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 Allen Kraft to adjourn the meeting. The motion passed unanimously ending the meeting at 6:04 p.m.**

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

# MANAGEMENTREPORT

October 20, 2022

## Projects in Progress or Pending

1. Working with engineering companies on repair of the pillars that support the cooling tower.
2. We are still searching for a part-time custodian. We're working with Lighthouse Property Management on that search.
3. The awnings that were damaged during Ian will be replaced but I do not have a firm date on when that will happen. The company that installed them hopes that they can reuse undamaged fabric to replace some of the awnings. They are searching for like fabric to mend some of the others where the fabric tore.
4. Flashing on the edge of the roof that came loose during Ian is to be repaired by Crowther Roofing. We are on their list of clients requiring repairs. In the meantime, the possibility of water penetrating where the flashing is loose is quite low.

## Maintenance Projects

1. The annual in-unit condition inspections are finished. There were few issues found at the time Robert was in the units. Owners were notified of any problems that require repair.
2. The annual inspection of the fire and safety is complete.
3. Many behind the scenes, smaller projects are being taken care of by Robert, maintenance supervisor.

## Managerial:

1. Working on the 2023 budget with Board members and committees.
2. The building fared very well during Ian. Other than the items mentioned above, things went well.
3. A contract with Rise Elevators Services (RES) was signed and a down payment issued. This company will inspect the elevator systems to ensure the maintenance is being done correctly and will also audit the systems to give us an idea of when the systems should be modernized.
4. Met with individual Board of Directors members and committee members on various topics.
5. Assisted residents with various situation and issues.
6. Working closely with maintenance and housekeeping staff on everyday and special projects.

Kathy Grandt, Community Manager October 20, 2022