

Renaissance I Association, Inc.
Announcement Board of Directors Meeting
Thursday January 19, 2023 – 5:30 p.m.

Held in person in the Media Room and 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. November 17, 2022 meeting minutes
5. President’s Report
 - A. Discussion with the Association’s insurance broker
6. Rosemary Place Master Association Report
7. Treasurer’s Report
 - A. Financials
 - B. Delinquencies
 - C. Payments from reserves
8. Old Business
9. New Business
10. Committee reports
 - A. Bike room committee
 - B. Facilities committee
 - C. EV charger committee
 - D. Social committee
 - E. Other committee reports
- 11. Owner Comments – must sign up to *speak to agenda items*. 15 minutes total will be allotted. 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/86367769452>

Meeting ID: 863 6776 9452

Join by Phone:

301-715-8592

Submitted by Kathy Grandt, Community Manager

Next meeting is February 16, 2023

Posted January 17, 2023 via email and in usual posting places within the building

APPROVED

The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors Meeting
Thursday, January 19, 2023

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, and Director Manny Lauria constituting a quorum. Kathy Grandt, community manager was present. Approximately 20 homeowners attended via Zoom and 18 attended in person.

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: The report was delivered by Kathy Grandt who presented the minutes of the November 17, 2022 budget and regular meeting of the Board of Directors. **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.

Welcome to the January 2023 Renaissance Board Meeting. I apologize for having to zoom, but I am currently in Ohio.

Due to the rising costs and uncertainty in our insurance market we have invited our agent, David Mohns, to speak to the issues we are facing and have him address our concerns.

David, thank you for taking the time to speak today, we appreciate your time.

Mr. Mohns described events that have affected the insurance market. He talked about the many disasters in not only Florida but in other states which effect insurance premiums. He also mentioned the age of the roof on the Renaissance building as a factor. Insurance companies are basically forcing buildings to put on a new roof. He went to many carriers for proposals and several of them declined to bid because of the age of the roof. Mr. Mohns also speculated that the Association's insurance would likely double if the roof is not replaced before the next renewal period.

Rosemary Place Master Association Report:

Renee Bondaroff, who is the Renaissance representative of the RPMA Board, delivered the report. The RPMA met earlier this day. The RPMA is working on several maintenance items around the community. There are still issues with the gate openers. Damage from Ian is still in the process of being repaired. Some lighting and signage need to be replaced. The RPMA Board has requested that a reserves study and audit be conducted. There was discussion about tasks that the landscape company, Grant's Gardens, should be doing; in particular picking up trash. There was discussion about making some alterations to the landscape at the exit from the Hotel Indigo in order to install a stop sign. Measures to curtail vendor parking problems were discussed.

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

The December financial reports were not available from Lighthouse Property Management as of this meeting time. Mrs. Mitchell reported on the November financial reports. Mrs. Mitchell reminded those in attendance to be certain to pay their January fees and to keep in mind that the amount has changed.

Mrs. Mitchell made a motion to approved the following payments from reserves. Manny Lauria seconded the motion and it passed unanimously.

United States Awning	\$ 6,990.00	Down payment for awning repairs
Air Service Manasota	\$ 8,575.66	Replacement A/C units for guest suites
Marsh McLennan Agency	\$534,559.70	Premium for Association Insurance

Old Business: None

New Business: None

Committee Reports:

Bike Room Committee: The report was delivered by Kathy Grandt. She read the following: Bikes need to be out of the bike room by March 13th. Any bikes left behind will be donated to charity. Kathy and Jenniffer will get prices for painting to begin early the morning of March 14th. Bikes may be replaced in the room by the following Sunday, March 18. All bikes must be reregistered. This includes the bikes on the rack on the first floor in secured parking. Research is being done to replace the lockers with a bike rack. The lockers would be donated. Committee members are researching options.

Facilities Maintenance Report: The report was delivered by Dan Skoda who serves as the chair of this committee. Mr. Skoda reported that the committee voted to ban contractors Steve Sanford and Dan Stolarczyk. The Board decided to put them on probation rather than outright banning them because there are three jobs underway where the owners have paid the contractors a considerable amount of money for their respective projects. **Tamara Logan made a motion that was seconded by Reva Mitchell to place these contractors on probation with the caveat that if they continue to cause trouble, they will be banned from the building on the spot. The motion passed unanimously.**

Mr. Skoda went on to report that the repairs to elevator three are still in the process of Otis Elevator obtaining the parts to make the repair. A rep from Crowther Roofing came to the building to look over the roof as a precursor to offering a bid to replace the roof. Mr. Skoda briefly described the repairs that need to be made to the cooling tower support system. He stressed that there is no eminent danger of a collapse of the unit.

EV Charger Committee: The report was delivered by Allen Kraft, who serves as chair of that committee. He reported that the transformer and wiring have arrived. Some time ago, the charging unit arrived. The hold up now is the actual panel into which the power will be wired. At this time it appears that the panel will not be delivered until April.

Social Committee: Chris Baer delivered the report. She said that 80 people attended the New Year's Day brunch. The event to celebrate Chinese New Year was a success, as well. Mrs. Baer announced that there will be a Valentines Day party on Tuesday the 14th of February. The committee is working on plans for a Mardi Gras party. Watch for announcements.

Owner Comments: Jana Gordin took a moment to thank the Board of Directors and those who serve on the committees that help keep the building running. Ms. Gordin expressed how happy she is to have a home at the Renaissance. Maureen Jones thanked Dan Skoda for all of the work he does on the various committees on which he serves.

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

There being no further business, a **motion was made by Tamara Logan and seconded by Manny Lauria to adjourn the meeting. The motion passed unanimously ending the meeting at 6:15 p.m.**

Respectfully submitted by
Kathy Grandt, CAM on behalf of Mark Kellett, Secretary
Renaissance I Association, Inc.

MANAGEMENTREPORT

January 19, 2023

Projects in Progress or Pending

1. Working with engineering companies and contractors on repair of the supporting structure of the cooling tower.
2. Preliminary work for re-roofing the building is underway. This entails gathering bids from contractors and developing specs.
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 was able to find fabric to replace the damaged awnings.
4. A repair to elevator 3 is being addressed.
5. Some repairs to the cooling tower must be made. Fan motors are in poor condition. We have one bid to make the repairs and are seeking at least one other.
6. Repair of the swimming pool heater has been done. It required a minor repair.
7. The installation of the EV charger infrastructure is well underway.
8. The A/C unit for the massage rooms is no longer working. Robert Nation is getting pricing for its replacement.

Managerial

1. Two contractors are on probation. Please do not engage with them until further notice. They are Steve Sanford who sometimes goes by ADO Homes and Dan Stolarczyk of Bayside Homes. Steve is on probation for not following the contractor rules and Dan is on probation because Steve is his primary subcontractor and has no control over him.
2. Working closely with maintenance and housekeeping staff on every day and special projects.

Kathy Grandt, Community Manager January 19, 2023