

Renaissance I Association, Inc.
Announcement Board of Directors Meeting

Thursday April 20, 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. Secretary's report - March 16, 2023 meeting minutes
5. President's Report
6. Rosemary Place Master Association Report
7. Treasurer's Report
 - A. Financials
 - B. Delinquencies
8. Old Business
9. New Business
10. Updates
 - A. EV charger
 - B. Facilities
 - C. Social
 - D. Other 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/86206913395>

Join by Phone
301-715-8592

Meeting ID: 862 0691 3395

Submitted by Kathy Grandt, Community Manager

Next meeting is May 18, 2023

APPROVED

The Renaissance I Association, Inc.
Regular Meeting of the Board of Directors
Thursday, April 20, 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, Secretary Mark Kellett, and Director Manny Lauria constituting a quorum. Kathy Grandt, community manager was present. Approximately 18 homeowners attended via Zoom and 20 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 Secretary Mark Kellett who presented the minutes of the March 16, 2023 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 delivered the following report: The invoices for the special assessment have been sent out to each owner. The payment is due in one payment by May 15. As we have said, this date is very important in order to pay back our reserve account for the shortfall in insurance costs.

I am sure that you have all received a letter from Real Manage about your quarterly payments. We ask that you disregard that letter at this time as we are making a management company change. Specifically, because we have not had acceptable communications on a day-to-day basis and unacceptable timing on delivery of our monthly financial statements. The transition from Lighthouse to Real Manage has not been to our advantage as they are a large corporation out of Texas and we are more comfortable with a local boutique management style. We have investigated several local companies and found that they are set to be taken over by large corporation, as happened in the case of Lighthouse. We have interviewed the owner of Pinnacle Community Association Management, located here in Sarasota, twice and feel they are a better fit for the Renaissance. Their references so far are exceeding expectations. They have offered to waive some initial startup fees and their costs are in line with our budget. We also share the same banking relationships in Centennial and Cadence. There was discussion among Board member related to this change. **Tamara Logan made a motion to hire Pinnacle Community Association Management contingent upon a favorable examination of the contract by the Association's attorney. Manny Lauria seconded the motion. The motion passed unanimously by a rollcall vote as follows: Tamara Logan – yes, Reva Mitchell – yes, Mark Kellett – yes, Manny Lauria – yes, and Allen Kraft – yes.**

On another positive note: We have hired a wonderful, experienced, personable new Administrative Assistant to replace Jenniffer Shaffer. Her Name is Anna Maschino, and she is starting on Monday the May 24, 2023. Anna has community management experience and we feel she will be a great addition to our current amazing staff.

We have also hired a custodian whose name is Curt Perrin. I'm sure you all have noticed how much better the garage is looking. If you see anything that you have noticed needs to be attended to, please contact Anna or Kathy to issue a work order.

There was discussion about the bike room. It was recently cleaned and painted. It has been noticed that there are battery powered scooters and a bicycle in the room. The discussion was about the safety of the batteries in these devices. The owner of the scooters explained that the batteries are much more stable than in the past. The Board is considering this. Mark Kellett offered to look into the safety of the current batteries.

Rosemary Place Master Association Report:

Renee Bondaroff, who is the Renaissance representative of the RPMA Board, delivered the report of two recent meetings of the Rosemary Place Master Association (RPMA).

RPMA –March 23, 2023, Regular Meeting and April 6, 2023 Special Insurance Meeting

A review of our December 2022 Financial Statement. It was determined that Lighthouse has been mailing invoices to an incorrect address for the Indigo account. We also discussed the problem of obtaining our current financial report in a timely manner for our meetings.

New business

The Board voted to contract with Reserve Advisers for a new reserve study to be performed in 2023. The Board discussed holding off having the electricians return until we have our January financials and determine there are sufficient funds to move forward. The Board decided to review the 2023 insurance policy and schedule a special meeting to discuss the policy coverage. Amendments and corrections to the policy were then discussed at the subsequent meeting where a motion to approve the policy was made and approved. The Board discussed the possibility of creating and utilizing an investment policy for reserve funds. A draft policy was provided for comments.

Old Business

Gate at May Lane update: The technician was on site to amend the settings for the May Lane gate. The gate is fully operational. Please use your fob/opener. Make sure that the vehicle ahead of you has completely cleared the gate area before proceeding and never stop under the gate arms. Residents on bicycles are requested to walk their bikes around the gate unless they are using their fobs.

RPMA- April 20, 2023 Regular Meeting

Two owners in attendance: Marc Citrin, Renaissance and Peter Chapman, Alinari

Old Business

The Board approved a motion approving the Reserve Fund Investment Policy (with a minor change). Management will assist the Board in seeking a new landscaping company. Two curbs on Lane Way behind the Valencia townhouses will be painted marking them “no parking”. The palm tree in front of the Alinari is dead/dying and will be removed. Management was reminded that the Board requested they perform an audit this year.

New Business

The Board requested that Management obtain quotes for the cement work to level sidewalks and repair curbs. In addition, there is to be an investigation into removing some of the damaged concrete bollards on May Lane. The Board requested that management determine if

there is another vendor that we can use for towing vehicles from May Lane. A request was made that any notices issued to guests/workmen by the Alinari or the Renaissance that appear on vehicles parked on May Lane contain dates and a signature from the issuing building.

Owner comments

Marc Citrin requested that the Association investigate having the sewer in front of the Indigo cleared. The President advised that the city would be contacted about the sewer, as well as the street lights that are not working, along 41 from Boulevard of the Arts up to 10th Street.

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

Financial Status:

February 2023 financials report: As of February 28, 2023 the operating accounts total \$916,980.27 less \$534,559.70 owed to Reserves for Insurance. Reserves are \$1,960,030.93 plus \$534,559.70 for Insurance for a total of \$2,877,011.20. YTD we are under budget by \$4,723.53. The first four months of paying back the Reserves for the Insurance is taking place this month. Insurance is over Budget \$35,108 in the Administrative budget.

Delinquencies:

A total 17 owners have not paid the second quarter association fees. A total due A total 17 owners have not paid the second quarter association fees. The total due is ~~\$402069.67~~ \$40,206.67 (correction). This figure includes three owners who have not paid fees in full. This figure includes three owners who have not paid fees in full.

Ratify Payment From Reserves:

None

Old Business: None

New Business: None

Committee Updates:

EV Charger Installation: Allen Kraft reported that the installation is going well. It is 95% finished. We are awaiting the delivery of the primary breaker panel. There was an inspection by the City. There will be at least one more inspection. The charging unit will be installed and activated and hopefully online in a couple of weeks. Mr. Kraft explained how the charging and payment for use of the charger will happen. He also explained that the charging unit will be installed shortly.

Facilities: Allen Kraft delivered the report. Mr. Kraft explained why a new roof has to be installed at this time. It is being dictated by the Association's insurance underwriter, Zurich. We are gathering bids from four roofing companies. Kathy Grandt reported on a conversation she had with the Association's insurance broker related to the roof. Mr. Kraft described the contractors we are speaking with; all of whom are highly rated.

Cooling tower support system: We are working with various contractors related to this project and other items related to the cooling tower. It is hoped that this job will be finished prior to the installation of the new roof.

Social Committee: The report was delivered by Rachel Rivlin. She reported that there will be a Spring Fling event in April, a Derby Day party and the annual picnic.

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 was made by Tamara Logan and seconded by Mark Kellett to adjourn the meeting. The motion passed unanimously ending the meeting at 6:19 p.m.**

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

MANAGEMENT REPORT

April 20, 2023

Projects in Progress, Pending, or Complete

1. Continue working with an engineering company and contractors on repair of the supporting structure of the cooling tower. One contractor seems to be expressing real interest in the project. Allen Kraft is working on this project to help get it going in order for it to be finished or well underway before the reroofing job begins.
2. Preliminary work for re-roofing the building is underway. Allen Kraft is working hard on this project. He has done an enormous amount of research and is driving the project ahead. This work entails gathering bids from contractors and developing specs. To date, we've been in contact with four contractors and have received bids from all of them. Crown Roofing came in to present their proposal to the facilities committee. Crowther Roofing has done the same. We are scheduling for the other companies to do the same. Advanced Roofing presented last month.
3. The awnings that were damaged during Ian were replaced.
4. 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. Maintenance supervisor, Robert Nation, is seeking an additional bid for this.
5. The installation of the EV charger infrastructure is well underway. The new transformer that is required to accommodate the charger has been installed. The electrical infrastructure is coming along very well. The two-port charger should be in and operational by early May, if not sooner.
6. Robert has replaced the lights in the fitness center that need to be replaced.

Managerial

1. We have hired a new administrative assistant to replace Jenniffer Shaffer. Her name is Anna and she starts April 24th.
2. We have also hired a new part-time custodian. His name is Curtis.
3. I want to remind everyone that two contractors are on probation. Please do not engage with them for in-unit projects 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.

Kathy Grandt, Community Manager April 20, 2023