

Renaissance I Association, Inc.
Announcement Board of Directors Meeting
Thursday February 16, 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. January 19, 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. Bike room
 - B. EV charger
 - C. Facilities
 - D. Social
 - E. 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/82958781537>

Join by Phone

301-715-8592

Meeting ID: 829 5878 1537

Submitted by Kathy Grandt, Community Manager

Next meeting is March 16, 2023

Posted February 14, 2023 via email and in usual posting places within the building

APPROVED

The Renaissance I Association, Inc. Regular Meeting of the Board of Directors Thursday, February 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, Secretary Mark Kellett, and Director Manny Lauria constituting a quorum. Kathy Grandt, community manager was present. Approximately 20 homeowners attended via Zoom and 7 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 January 19, 2023 regular meeting of the Board of Directors. **Mark Kellett made a motion to approve the minutes. Allen Kraft seconded the motion. The motion passed unanimously.**

President's Report: President Tamara Logan delivered the following report: She discovered that Frontier was billing her for two set top boxes when only one box was to be an additional cost since one box is included in the service. She received a credit after pointing this out to Frontier and suggested others review their Frontier bills.

Mrs. Logan said that there will be a special assessment this year. She stressed that this is not something that the Board of Directors is taking lightly. We have kept a tight rein on spending but we were not anticipating such an astronomical increase in insurance. The insurance for the building doubled over 2022. We need to make up for that difference. Board members discussed the possibility of having a smaller assessment to make up for the shortfall in insurance costs this year and a larger one later in the year for the roof replacement and other repairs. This topic was referred to the Finance Committee for examination and suggestions as to how to approach this.

At this time, we have not determined the dollar amount of the assessment(s) as we are waiting for estimates for roof replacement and 2 items related to the cooling tower. We have to replace the roof to ensure that the insurance doesn't double again for next year. Not that it makes it any less painful but we are not alone in this situation. I have heard that many, many condos in town and most likely the entire state are dealing with special assessments. Mrs. Logan asked for patience while we gather the costs of the repairs and roof replacement. Owners will be informed as soon as we have numbers available.

Other issues that may impact us have to be kept in mind and they are the directives handed down from the state legislature related to building condition. We may or may not have to beef up reserves to meet those edicts. The Renaissance shows no signs of deterioration but the State won't take our word for that so inspections will be necessary. These inspections are required by law.

Mrs. Logan briefly mentioned the roof replacement logistics. There will be a crane and dumpster on site during the entire project which could be 3 months. This project could begin in October. The facilities committee is working on information gathering.

The large trucks that have been stopping in the middle of Blvd of the Art for various things related to the Modern was discussed. Kathy Grandt will be in touch with the management of the Modern.

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. Ms. Bondaroff reported that Lighthouse Management provided their update as to the work being performed. Owens Lighting is still in the process of repairing some of our outdoor lighting. Lighthouse management will have the vendor of the May Lane gate provide a quote to correct the gate from opening when Alinari residents enter their garage. Working on the missing signage that was damaged in the storm. Stop sign at Indigo and BLVD of the Arts and two of the no trespassing notice signs. The signs have been ordered and will be installed upon receipt.

New Business: The Board determined that a Reserve Study and an Audit should be performed this year. Lighthouse was requested to calendar in the work and provide information on possible vendors. Preventative maintenance on the curbs and sidewalks. Lighthouse will look for vendors to provide estimates.

Old Business: The Board will work toward interviewing Landscapers. One of the Board members will meet with a representative of the Indigo and propose a couple fixes to rectify the pedestrian hazard at their driveway. The Board will discuss investment strategies for our Reserve account.

Treasurer's Report: Reva Mitchell gave the following report: The December 2022 financial statements reflect that there is \$563,356.54 in the operating fund and \$2,360,939.70 in the reserves fund. We are under budget as of December 31, 2022 by \$107,883.03, which is our bottom line YTD. This is subject to audit. The FY 2022 audit is well underway. There were \$14,936.72 in outstanding assessments at 12/31/2022. As of today, the amount is \$35,023.47. Three Units are \$16,844.55 behind and legal action is in process. Seven accounts totaling \$15,247.98 have not paid the first quarter assessments. Fourteen accounts are short paid totaling \$2930.94.

We will have to start paying back the Reserves approximately \$44,547 per month for the insurance for our building. The 2023 Budget is short \$210,000 because of the increase in insurance.

Old Business: None

New Business: None

Updates:

Bike Room: The report was delivered by Robert Rappaport. Cleaning and painting will happen in March.

EV Chargers: The project is moving along well. We have the charging unit, the transformer and the case for the electric panel. The panel will be delivered late April. The wiring is mostly finished. Once the panel arrives and things are in place to hook it up, certain parts in the building will be deenergized for three or four hours. Once we have the information on that, everyone will be forewarned. At the current pace, the charger should be functional by May.

Facilities Maintenance Update: The update was delivered by Allen Kraft, acting committee chair. Mr. Kraft updated the Board on the project related to the repairs/refurbishment of the cooling tower support system. He briefly mentioned the two fan motors in the cooling tower that need to be replaced. Mr. Kraft reported that we are getting bids for reroofing the building. The replacement awnings are in production. Elevator 3 will be repaired as soon as Otis Elevator receives the cable which estimated to happen early March. Robert Nation is replacing the lights in the fitness center. Mr. Kraft mentioned that there are a few areas where the recently applied coating on the third level of the parking garage is delaminating. We are working with the contractors to have those areas repaired.

Social Committee: Chris Baer delivered the update. Mrs. Baer announced that the Valentines Day party on that was held on Tuesday the 14th of February went very well. The committee is working on plans for a Mardi Gras party. The annual spud night is in the planning stage. It will happen in March. Watch for announcements.

Owner Comments: Rachel Rivlin asked how the people who have short paid their fees will be dealt with. Kathy will send them a friendly reminder. Harry Kramer spoke about the construction of the new performing arts center and the possible impact on the view corridor easement. President Tamara Logan said that we will send a letter to those involved to remind them of the view corridor easement.

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 Allen Kraft to adjourn the meeting. The motion passed unanimously ending the meeting at 6:07 p.m.**

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

MANAGEMENT REPORT

February 16, 2023

At this point, we do not have the part time custodian who typically takes care of daily tasks such as emptying outdoor trash cans, cleaning the grill, cleaning the garage, etc. We are looking for someone to fill that position. In the meantime, Robert, Silvia and Cynthia are picking up the slack. Please keep that in mind.

Projects in Progress or Pending

1. Working with an engineering company 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. To date, we've met with three contractors.
3. The awnings that were damaged during Ian will be replaced. We still 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 and recently told me that the awnings are in production.
4. A repair to elevator 3 is being addressed. The cable that was damaged is on order. I have been assured that if there had been a complete failure of that cable, there are two other fail safes that would have prevented the elevator car from falling.
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. The person who headed up the installation of the cooling tower when it was replaced came to take a look at the situation and will provide pricing.
6. The installation of the EV charger infrastructure is well underway. The new transformer that is required to accommodate the charger has been received. The electrical infrastructure is coming along very well.
7. The A/C unit for the massage rooms is no longer working. Robert Nation is getting pricing for its replacement.
8. Robert is replacing the lights in the fitness center that need to be replaced.

Managerial

1. 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.
2. Working closely with maintenance and housekeeping staff on every day and special projects.

Kathy Grandt, Community Manager February 16, 2023