

Renaissance I Association, Inc.
Announcement of a Regular meeting of the Board of Directors
Thursday May 18, 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 – April 20, 2023 regular meeting and May 2, 2023 special meeting minutes
5. President’s Report
6. Rosemary Place Master Association Report
7. Treasurer’s Report
 - A. Financials – if available
 - B. Ratify payments from reserves
8. Old Business
9. New Business
 - A. committee appointment
 - B. name signers for Association bank accounts
10. Updates
 - A. Battery powered devices report
 - 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/81331073106>

Join by Phone

301-715-8592

Meeting ID: 813 3107 3106

Submitted by Kathy Grandt, Community Manager

Next meeting is June 15, 2023

Posted May 15, 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, May 18, 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 13 homeowners attended via Zoom and 24 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 April 20, 2023 regular meeting and the May 2, 2023 special meeting of the Board of Directors. Mrs. Mitchell made a correction to her April report. The change was in the section about owners who are delinquent in payment of their fees. The error was a typographical error showing that the delinquencies were \$402069.67. The correct amount is: \$40,206.67. **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 began by reading the code of conduct and welcoming everyone to the May meeting.

The re-roofing contract is in process with the attorneys. We are very close to a final on that. There is a subcommittee of the facilities committee working on finding a contractor to make the repairs to the supporting structure for the cooling tower. Dan Skoda will report on that in his report. The EV Charger has been installed and Allen Kraft will update everyone on that.

I hope that everyone is on track with their assessment payments that were due May 15th 2023. We appreciate everyone that has been proactive on this issue.

Anna Maschino has been diligently working on a project to assess the parking and storage locker situation, as there is some confusion about which spaces people are supposed to be parking in and which storage unit they are assigned to. This will be straightened out shortly.

As a reminder, the association is leaving Lighthouse Property Management to go to Pinnacle Community Association Management. There are a number of reasons that we are making this change. Primary among them is the poor customer service we've been receiving. They have also been lax in getting our financial reports to us in a timely manner. Both of those are simply unacceptable. We've heard great things about Pinnacle and our interaction with them so far has been top notch.

As with any change, we should expect a few hiccups as we get settled in. We are going to move the banking back to Cadence Bank, which is a local bank. Our relationship with them in the past was very smooth. You may recall that we were basically forced by RealManage to move our

banking to Enterprise Bank. We will be sending out new coupon books for everyone in time for payment of the third quarter fees. As we get closer to that change, you will get information about what to do to make sure your payments go to the right bank.

As I said, a part of making the switch to Pinnacle involves our banking which requires updating banking information. One aspect of that is to officially name the signers on the account and that will happen when we get to new business.

Rosemary Place Master Association Report:

No report

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

Financial Status:

No financial reports for March and April were available from Lighthouse Property Management. The first four months of paying back the Reserves for the Insurance is taking place this month. The 2022 audit is nearly finished. We will notify all owners when the report is available.

Delinquencies:

No report available from Lighthouse Property Management.

Ratify Payments From Reserves:

Reva Mitchell made a motion to approve these payments from the reserves account. Tamara Logan seconded the motion. It passed unanimously.

U.S. Awning	\$ 6,990.00	Final payment for replacement awnings (Ian)
Air Service Manasota	\$ 7,980.31	Replacement A/C unit for the massage rooms
Pools by Lowell	\$ 3,053.75	Repairs & some equipment replacement for pool

Old Business: None

New Business: Committee appointments: **Tamara Logan made a motion to appoint Darcy Sheldon to the Landscape Committee and Robert Allen to the Facilities Committee. Allen Kraft seconded the motion and it passed unanimously.**

Mrs. Logan called for a motion to appoint Allen Kraft, Reva Mitchell and herself as signers on the Association's operating and reserves accounts. **Manny Lauria made a motion to appoint Tamara Logan, Allen Kraft and Reva Mitchell as signers on the operations bank account. Mark Kellett seconded the motion. It passed unanimously.**

Updates:

Storage of battery-operated conveyances in the bike room: Mark Kellett put together a report and went over the high points. The report is attached to this document. **Allen Kraft made a motion to table this discussion for a later date. Mark Kellett seconded the motion and it passed unanimously.**

EV Charger Installation: Allen Kraft reported that the installation is finished. Next is the process to initialize the system. He explained how the system will work and the costs for using it.

Facilities: Dan Skoda delivered the report. Mr. Skoda reported that the run up to the roof project is going very well. The contract is close to finalization and shortly thereafter the mobilization will begin.

Cooling tower support system: Mr. Skoda reported on the subcommittee of the Facilities committee that is working with various contractors related to this project and other items related to the cooling tower to obtain pricing for the repairs.

Social Committee: The report was delivered by Rachel Rivlin. She reported that the annual picnic is in the works. The Tuesday night gatherings, movie and game nights are still happening. Other than those, there will be no events over the summer.

Owner Comments: An owner asked about the pending modernization of the elevators. It was explained that this project is a couple of years away. It was reported that someone took hand weights out of the aerobics room.

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 6:21 p.m.**

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

MANAGEMENT REPORT

May 18, 2023

1. Continue working with an engineering company and contractors on repair of the supporting structure and other issues related to the cooling tower. Because there are many elements to the repairs, there may be several contractors involved to handle the various aspects of the job. For example: concrete repair/replacement of the supporting pillars; cleaning and coating of support beams; replacement of shock absorbing springs; plumbing related to the cooling tower needs some attention. There is a subcommittee of the facilities committee that is working on this.
2. Allen Kraft has done an enormous amount of research and is driving the roofing project ahead. This work entails gathering bids from contractors and developing specs. After receiving presentations by four highly regarded roofing companies, the facilities committee recommended that Advanced Roofing be awarded the contract. At the May 2, 2023 special meeting, the Board agreed with this recommendation.
3. The installation of the EV charger infrastructure is approximately 95% finished. It is anticipated that the charger will be installed and online before the end of May.
4. Several repairs have been made to the mechanics of the pool and spa.
5. The association is moving from Lighthouse Property Management to Pinnacle Property Management. That transition will be complete June 1, 2023. The switch is being made because of declined service from Lighthouse ever since it was acquired by RealManage.
6. A majority of Board of Directors members were in attendance of the May 2, 2023 facilities committee meeting. They were in attendance as interested homeowners. There was no official Board business conducted at this meeting. Two of the Board members serve on the facilities committee. The other members attended either in person or via Zoom.

The Board of Directors met for a special Board meeting on May 2, 2023 at 5:30 p.m. This meeting was properly noticed.

Kathy Grandt, Community Manager May 18, 2023

Storage of battery operated devices report

Report delivered by Mark Kellett

I have done a little thinking on the whole ebike/escooter in the bike room questions. Let's break down the facts. I be happy to report out on this at a meeting.

What lithium battery cordless items do we have in use in the Renaissance?

1. Laptop computers
2. Cameras
3. Vacuums/floor care equipment
4. Tools - drills, saws, screwdrivers, etc.
5. Portable emergency batteries - large and small
6. Garden equipment - blowers, trimmers, etc.
7. Cell phones and charge packs
8. Wheel chairs/mobility equipment
9. Steamers, dryers, cloths irons
10. Bikes/scooters
11. Car chargers
12. Cars
13. Entertainment items - speakers, music, TVs
14. Others?

There are a lot more recent articles about e-bike safety. Mostly in New York. Not long ago there were some very large cell phone recalls due to cell phone batteries catching fire. It pretty basic – the more we use batteries, the more we see fire safety issues develop. Does size of battery matter from a safety standpoint? Yes, however, there are other considerations that reduce the importance of battery size. They include:

1. Quantity of item - e.g. cell phones
2. Proximity to people – e.g. sleeping with cell phones under the pillow
3. Frequency of use
4. Condition of battery - no damage/leaks
5. Using proper charger - only use charger that came with item
6. Manufacture quality - UL listing

Lithium batteries are not going anywhere - they are extremely common in society. We should allow them in the bike storage room, assuming the bike is not a massively large bike that is more the size of a motor cycle than a bike. Building wide, we should require strict safety standards recommended by experts in the field. They include:

1. Store at room temperature only
2. Do not store near flammable materials/liquids
3. Do not store indoors where there is no sprinkler system
4. Maintain distance from battery when possible
5. Inspect battery for wear and tear - replace as appropriate
6. Only use charger that came with the item/equipment
7. Do not charge longer than required - use a timer if necessary
8. Try to purchase items with safety standard certifications: UL listing
9. Recycle batteries at: Sarasota County Chemical Collection Centers - 8750 Bee Ridge Road, Sarasota, 34241

A flyer from the National Fire Protection Association is attached.

The effort to create greater e-bike safety is in process. The National Bicycle Dealers Association (NBDA) is advocating for UL2849, a voluntary third-party testing and certification e-bike electrical power systems standard. UL 2849 was developed under the auspices of Underwriters Laboratory (UL) pre-COVID, with the active participation of three members of the bicycle industry: Trek, Bosch and SRAM. At some point in the near future, we should only allow bikes with the UL2849 certification to be eligible to be registered in our building. New York City is taking that route now but many feel it is unenforceable. At this time, we should stress the safety standards listed above until the industry has fully adopted UL2849.

In closing, this from an important expert:

“Lithium batteries are generally safe and unlikely to fail, but only so long as there are no defects and the batteries are not damaged or mistreated,” said Steve Kerber, vice president and executive director of Underwriters Laboratory’s (UL) Fire Safety Research Institute (FSRI).