

Renaissance I Association, Inc.
Announcement of a Regular meeting of the Board of Directors
Thursday June 15, 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 – May 18, 2023 regular meeting
5. President’s Report
 - A. New management company
6. Rosemary Place Master Association Report
7. Treasurer’s Report
 - A. Financials – if available
8. Old Business - none
9. New Business
 - A. Pool/spa discussion
10. Updates
 - A. Architectural
 - 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/85214008156>

Meeting ID: 852 1400 8156

Join by Phone

301-715-8592

Submitted by Kathy Grandt, Community Manager

Next meeting is September 21, 2023

Posted May 13, 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, June 15, 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 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: The report was delivered by Secretary Mark Kellett who presented the minutes of the May 18, 2023 regular 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 June meeting.

Hopefully by now everyone has received the letter with information on where to send your third quarter dues. Coupon books are on their way. We're very pleased so far with Pinnacle and the transition has been relatively smooth. (Specifically for the board as Kathy has tackled the project mostly on her own with some assistance from Anna) in addition to the day to day running of the building, I think I speak for the entire board when I say I don't know what we would do without Kathy and her incredible knowledge of the industry and the details of running a building this size. We can't thank her enough.

Thanks to Allen, the subcommittee chair for the roofing project, and the assistance of Kathy, the contract for the new roof has been fully executed. The facilities committee will report on that later. We do not have a number outlined as of yet for the next assessment. I know that everyone is anxious about that, but we are still assessing the cooling tower and pedestal project on the roof for final costs so that we can include everything. We should have a pretty accurate number by the end of the next quarter.

Rosemary Place Master Association Report:

The report was delivered by Renee Bondaroff. She is the Renaissance representative to the RPMA. The RPMA Board of Directors meet this day.

There was no Treasurer's report as we have not received current financial statements from the Management Company.

The Board discussed what should be done about the trash along 41 as well as inside within the pond areas. Grant's will be contacted first to determine what capacity they may have to assist. There are bowls located at the top of the two lighted pillars located at our entrance from 41 onto May Lane. They are cracked and have weeds growing in them. The Board discussed what steps may have to be taken to repair or remove the bowls. There is a light pole located outside of one of the Valencia townhomes that has come loose and is lipping. Management will contact an electrician to obtain guidance in obtaining a repair. The Board is working with Grant's to obtain a date around the end of September or beginning of October to have palms and hardwood trees trimmed.

The management company will provide several dates and times at which the member of Reserve Advisers will be available for a walk around to be utilized in conjunction with other data being gathered for the new Reserve Study to be performed in 2023. The Board discussed limiting the investment of reserve funds to be limited to CD's. Management confirmed that we have one estimate for the concrete repairs to sidewalks and curbs. They will work on obtaining a second estimate. The curb along Lane Way in the rear of the Valencia townhouses is now designated as "no parking". This was an issue causing congestion and some residents to not have access to their garages. May Lane parking was again discussed. The Board will review the prior May Lane Parking Committee report and resolution and determine if the guidelines need to be clarified or amended. This will be further discussed in a future meeting.

Owner's Comments:

1. One owner thanked the Board for the "no parking" restriction along Lane Way at the Coconut entrance.
2. One owner brought up the issue of the palms and other plantings along 41 being overgrown and needing to be trimmed back and questioned again about what we can do about the trash on our property.
3. One owner provided some insight into what has been going on in our neighborhood. The City has requested a Federal grant for the improvement of Blvd of the Arts that includes the section from 41 to Orange Avenue. The city hearing scheduled for July to further discuss the development of One Park has been cancelled. There is a pending lawsuit that must be settled prior to any further negotiations.

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

Financial Status:

No financial reports for April and May were available from Lighthouse Property Management. Without May numbers, we cannot get a clean June financial report from Pinnacle. We are leaning on Lighthouse/RealManage to provide May financials.

Mrs. Mitchell reported that the 2022 yearend audit is finished. **Reva Mitchell made a motion that was seconded by Mark Kellett to recommend the unit owners be notified that the audit is ready for distribution. The motion passed unanimously.**

Old Business: None

New Business: It has come to our attention that laws have changed since our last rules and regulations were updated. Specifically, pool rules regarding babies and incontinent adults being permitted to be in the spa and pool. We cannot discriminate against either. So as long as babies are in swim diapers, and adults are wearing appropriate garments, they are welcome to use the pool. Regarding complaints received about drinking by the pool. Beverages may be consumed around the pool in anything but glass containers. Plastic or metal water bottles, sports bottles etc. are

fine. All food should be consumed at the tables near the grill. No beverages or food can be on the edge of the pool or spa under any conditions.

Updates:

Architectural Committee: Marc Citrin said that the committee will be meeting to discuss the possibility of charging owners whose contractors disobey the contractor rules.

Facilities: Dan Skoda delivered the report. Mr. Skoda reported that the contract for the roof project has been finalized. He said that Allen Kraft will give a report on this project.

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. Six contractors were approached for this project and just one chose to bid. The subcommittee found the contract amount to be exorbitant so the search for a contractor continues. Breaking up the project into the various pieces of repair is being discussed.

Roof: Allen Kraft delivered this report. He said that the contract has been signed. Mr. Kraft said that there may be some unknown items that may only appear once the project has begun. Mobilization will begin within three to four weeks. Mr. Kraft spoke of what residents should expect related to this project. Dan Skoda expressed appreciation for the thorough job Mr. Kraft has done to put this all together.

Social Committee: The report was delivered by Chris Baer. She reported that the Tuesday night gatherings, movie and game nights are still happening. Mrs. Baer mentioned that there will be an ice cream social on July 4th. Other than those, there will be no events over the summer.

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 Reva Mitchell to adjourn the meeting. The motion passed unanimously ending the meeting at 6:08 p.m.**

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

MANAGEMENT REPORT

June 15, 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. We have received some bids for some of the work. There is a subcommittee of the facilities committee that is working on this.
2. After an enormous amount of work by Allen Kraft the contract for replacing the roof has been executed. We are awaiting a timeline for the work.
3. The installation of the EV charger infrastructure appeared to be finished. It was discovered that the unit has a bad motherboard. A replacement charging station is being shipped to us and the company from which it came is hiring and paying an electrician to install the new unit.
4. The transition to Pinnacle is going very well. They have been very responsive to your questions and our needs.
5. A mailing was sent to owners detailing how one can pay one's fees. If you have not received it yet, it is on its way to you.
6. You will be receiving coupon books for payment of your fees. Even if you have always paid by auto pay.
7. If you prepaid your fees for the year, you do not have to do anything. That money will be transferred to the Association's account.
8. I want to remind everyone that two contractors are still 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 Dan has no control over him. You may notice Steve Sanford in the building. And that is because he is finishing a project that was contract a few months before he was placed on probation.

Kathy Grandt, Community Manager June 15, 2023