

Renaissance I Association, Inc.
Announcement of a Regular meeting of the Board of Directors

Thursday September 21, 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 – June 15, 2023 regular meeting
5. **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**
6. President’s Report
7. Rosemary Place Master Association Report
8. Treasurer’s Report
 - A. Financials
9. Old Business - none
10. New Business - none
11. Updates
 - A. Architectural
 - B. EV charger
 - C. Facilities
 - D. Social
 - E. Other reports
12. **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**
13. Management Report
14. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/82986257958>

Meeting ID: 829 8625 7958

301-715-8592

Submitted by Kathy Grandt, Community Manager

Next meeting is October 19, 2023

Posted September 19, 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, September 21, 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, Secretary Mark Kellett, and Director Manny Lauria constituting a quorum. Kathy Grandt, community manager was present. Approximately 27 homeowners attended via Zoom and 9 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 June 15, 2023 regular meeting of the Board of Directors. **Mark Kellett made a motion to approve the minutes. Manny Lauria seconded the motion. The motion passed unanimously.**

Owner's Comments: None at this time.

President's Report: President Tamara Logan delivered the following report: She began by reading the code of conduct and welcoming everyone to the September meeting.

Mrs. Logan reminded everyone that visitors' parking is for visitors. Further, she reminded everyone that the security guards are tasked with enforcing the rules and that includes the parking rules. They are not singling anyone out. Everyone is treated the same. Guests must sign in and be issued a parking pass if they are staying longer than two hours. The parking on the north end of the building is marked as short-term/20 minute parking. In that there are few areas where contractors can park, they have been permitted to park in that area during the day. It is back to normal short-term thereafter. These spaces are not for overnight parking. The parking rules are that three violations are issued and after that, your vehicle will be towed without further notice and at your expense. The five spaces at the far south end of the visitors' garage are designated as employee parking Monday through Friday until 6:00 p.m. After 6:00 p.m., visitors may use those spaces. The spaces must be vacant by 8:00 a.m. Monday through Friday.

Again, there is a problem with carts not being returned. Please return the carts immediately after use. There are a lot of people who need them.

We do not have the figure for the upcoming special assessment. Once we do, we will notify everyone.

The roof project is beginning. Allen Kraft has written a report on the project that is available to everyone.

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 will be a small increase in the RPMA dues for 2024. New “no parking” signs will be installed on May Lane. No overnight parking will be permitted. The Hotel Indigo pool will be finished soon. It was suggested that when they replace the damaged landscaping that it not hang over the sidewalk. The date for tree trimming has not yet been set.

Treasurer’s Report: In the absence of Treasurer Reva Mitchell, Kathy Grandt asked for a motion to ratify payment of the following reserves expenses:

4D Services Group	\$ 5,861.73	Replaced leaking water softener pipes w/SS
Slider Engineering Group	\$ 2,480.00	Engineering related to cooling tower structure repairs
Pools by Lowell	\$ 3,053.75	Repairs & some equipment replacement for pool
Air Service of Manasota	\$ 4,000.00	Replaced fan motor for emergency stair-well fan
Terry's Plumbing	\$ 3,450.00	Replaced cold side PRV on 6th floor
Grant's Gardens	\$ 4,290.00	Removal of 6 problematic palms
4D Services Group	\$ 4,618.57	Replaced seal to cooling tower pump #2
Villa-Fuerte Construction	\$ 16,800.00	Repair of cooling tower support pillars

Tamara Logan made a motion to approve ratification of these payments from reserves. Mark Kellett seconded the motion. It passed unanimously.

Old Business: None

New Business: None

Updates:

Architectural Committee: None

Facilities: Dan Skoda delivered the report. Mr. Skoda reported that the roof project is underway. Repairs and refurbishment of the cooling tower support system and other items related to the cooling are set to be completed in phases. Phase I consisted of repairing the four concrete pillars that support the cooling tower. That is complete. In Phase II, the isolator springs will be replaced and the I-beams and the pipes close to the cooling tower will be cleaned and coated. That can happen as soon as the contractor is available. Phase III will require that the cooling tower be shut down. It consists of replacing two 20 HP fan motors, 7 valves, and replacement of some electrical conduit. This Phase will take place early next year so that it’s not so hot when the air conditioning is down.

Roof: Allen Kraft delivered this report. The roof project is well in hand. There are a few unknowns in the pricing at this time. They include replacement of lightweight concrete, replacement of drains, and protective foot pads. Cost for materials is stable. An inspection of all ceilings in the penthouse units was done to ensure there is no preexisting damage.

Social Committee: The report was delivered by Rachel Rivlin. She reported that the Tuesday night gatherings are ongoing. Movies are shown Thursday nights at 6:30. There will be an Oktoberfest party on Tuesday October 14th. The cost is \$15 per person and \$20 at the door.

Owner Comments: Robert Rappaport asked where the funds to pay the checks that were ratified earlier in the meeting will come from. The payments were made from reserves.

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 6:16 p.m.**

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

MANAGEMENT REPORT

September 21, 2023

1. Continue working with contractors on repair of the supporting structure and other issues related to the cooling tower. Because there are many elements to the repairs, there will be several contractors involved to handle the various aspects of the job. For example: 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.

The concrete repair of the supporting pillars is finished.

2. The roofing project will begin soon. There will be noise associated with this project. It will be evident on nearly each floor. The noise will be from removal of the old roof and the installation of the new roofing material. There will be a crane onsite off and on. Initially, it will be here for two weeks to raise the roofing materials onto the roof and to remove debris. There will be a dumpster onsite as well. At this point, we do not have the exact location for this equipment. We'll give you notice of when the job will begin. The project will take at least 10 weeks.
3. The installation of the EV charger is fully complete and working as it should. It is being used regularly at this time. We have been told by some owners that they have an EV on order. This is a great amenity that helps to keep the Renaissance current as compared to other condos in the area.
4. The transition from Lighthouse, now known as RealManage has been bumpy, to say the least. Primarily we are having a difficult time getting a thorough final financial report. We are working to get this done and are to the point of hiring the Association's attorney to see if that will help to get RealManage to give us what should have been provided under our contract.
5. 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 under contract a few months before he was placed on probation.
6. We have a new part time custodian. His name is Jim. We are pleased with his work. If you see him out and about, please say hi.
7. As always, we appreciate your help when you report to us things you see in and around the building that need attention. There are many more of you than there are of the staff so it is very helpful when you let us know. Please don't pull staff away from their tasks. If you see something, please let me, Anna or Irene know about it and we'll do a work order.