



BUILDING SECURITY

The doors to the building are now locked 24 hours every day. When you use your proximity card to enter the building please do not allow anyone else to follow you through the door, unless you recognize that person as a resident. Uninvited or unauthorized individuals might attempt to wait near the entrance to the building until a resident opens the door, at which time the stranger could follow or "shadow" residents through the door.

The Concierge or the security guard will continue to challenge unauthorized "visitors" to prevent them from entering. For the building security system to work, each resident needs to be alert and take responsibility for anyone they allow to enter. Politely asking the individual what apartment he or she lives in, or whether they are a resident, will usually make it clear whether the person belongs in the building.

If you suspect someone is trying to "shadow" you into the building, or you observe someone lounging or "waiting" by a main door, or if someone who is unfamiliar to you claims that they misplaced their proximity card, please notify the security officer or Concierge immediately.

ELEVATOR CODES

The Board of Directors decided to remove the access codes from the passenger elevators. There were a number of reasons for the change.

These included the recent 24-hour lockdown of the building, the departure of the Michael Saunders sales team, and the frequent difficulties some residents had using the code. With those in mind, the Board decided to do away with those codes. Now you only need to press your floor number.

VIEW CORRIDOR UPDATE

No decision has yet been handed down by the Circuit Court Judge as to the Declaratory Judgment. Legal action is being pursued by the City of Sarasota. The Florida West Coast Symphony and City officials are acutely aware of our steadfast resistance to erection of a 90 Foot building on the four acres provided to the Symphony by the City.

Symphony officials want to avoid legal action involving the Renaissance and its owners. The Mayor wants a boulevard with trees directly from Tamiami Trail to the Van Wezel, which would mean that the Symphony must be re-located.

The architectural firm hired by the City to study development of the cultural district seems to favor a parcel on the left (South) side of an extended 10th Street as it approaches the bay for a new Symphony complex.

We will keep constant tabs on the situation and advise residents of any further developments. A public hearing will be held by the Commission to take public comments regarding the draft Cultural District Master Plan. The hearing will be the regular City Commission meeting, which is scheduled for Monday, May 17, at 6:00 pm in the City Commission chambers.

Although there will not be public hearings for the following groups, these additional related meetings will be held in the City Commission chambers:

- The Development Review Committee meeting will be held Wednesday, April 7, at 9:00 am.
- The Planning Board meeting will be held Wednesday, April 14, at 6:00 pm.
- The CRA Advisory Board meeting will be held Thursday, April 22, at 3:30 pm.

The Renaissance View Corridor Committee members will attend these meetings and report any decisions made by the City Commission.

RENAISSANCE TIMES

PET OWNER ACCOUNTABILITY

There have been recent pet accidents (feces and urine) in the elevators and in the lobby. To our regret, the owners of the dogs did not attempt to clean up the mess or notify anyone. It is critical that dog owners clean up any pet accidents immediately because they can cause serious slips and falls. If you see evidence of a pet accident inside the building, please notify the Concierge or security officer immediately so that the hazard can be removed.

Dog owners are responsible for the actions of their pets. If someone slips and falls because an owner did not clean up a mess made by their dog, that owner could be held liable for any consequential damages. Repeated occurrences of nuisance "accidents" could also result in the permanent removal of a pet from the Renaissance property.

NEW PET POLICY

In an effort to keep all of our residents -- pet owners and non-pet owners -- living in harmony, and in response to some complaints regarding pet behavior, the Board approved a pet policy to incorporate in the revised Association Rules and Regulations currently under preparation.

An announcement will be made when the new rules go into effect. Highlights are:

- Three complaints of pet misbehavior can result in the pet being removed from the property as a nuisance.
- Leash rules were revised to require short-leash direct control of pets at all times.
- A maximum of two pets is allowed per apartment.
- No pets are allowed in common areas except to enter and exit the building.
- Dogs may only enter a passenger elevator if they are trained to sit or lie down against an interior wall, are held on a short leash, and do not approach or interact with others in the elevator.

- Until each dog is trained to consistently comply with elevator pet behavior rules, dogs must be held in their owner's arms, or the Service Elevator must be used.
- Residents are asked not to show affection or attention to dogs in an elevator since this can condition the animal to socialize, approach, and greet elevator passengers, which will undermine the pet elevator behavior rules.

A proposal to require photographs of all pets and their owners failed to achieve a majority vote. The Board reserved the right to revisit this initiative if there are future issues with identifying and reporting pets that are misbehaving.

HANDICAPPED PARKING

With the limited number of unassigned handicapped parking spaces available on the 2nd and 3rd floor garage levels, and in consideration of others who may need to use a handicapped space to load or unload their vehicle, please use the handicapped spaces primarily for short-term parking.

When you are away for an extended period, you should park your vehicle in your assigned space so that the handicapped spaces will be available for use by others who need to use them.

WINDOW FILM

The Association must approve installation of protective window films or UV solar filter coating on windows at the Renaissance. Tinted or colored films, with even a slight shading or modified reflectivity, can change the visual characteristics of the building when viewed from the outside, and are not permitted. If you want "hurricane", UV, or any other type of window film, the Management Office can direct you to local vendors who install window film that meets the required "clear" visual characteristics.

HURRICANE PRECAUTIONS

If you will be leaving the building for the season, please be sure to remove all furniture, plants, and movable objects from your balcony. In the event of a tropical storm or hurricane, items on your balcony can become airborne and cause serious damage.

The Association staff will be too busy securing the common elements to take time to visit your apartment and remove balcony items when a storm approaches, so please tend to this important matter before you leave.

RENTAL CONTRACTS

The Board of Directors approved new rental and leasing rules. Those rules are included as a separate attachment to this newsletter. Please retain the sheet for your future reference.

If you rent or lease your apartment, please take the time to read the new policy.

HUMIDITY AND THE DREADED *M* WORD

Because of the thorough and recently completed remediation, we probably live in one of the most mold-free buildings in Sarasota.

It is your responsibility to prevent future mold and mildew inside your apartment. Mold and mildew need moisture and humidity to grow and thrive.

Our apartments do not have vented stove exhausts and windows do not open, so humidity from normal daily living can build up and create the conditions that encourage mold growth.

There are a number of easy steps that you can take to discourage any of this growth. Here is a list of suggestions:

1. Be sure to operate your bathroom fan whenever you bathe or shower.
2. Keep your dryer filter clean.
3. Change your air conditioner filter at least every two or three months.
4. Even in temperate weather, run your air conditioner for 20 or 30 minutes each day to remove residual moisture.
5. If you leave for an extended period, set your thermostat to 79 or 80 degrees so that the air conditioner will cool and dehumidify your apartment periodically.
6. You can install a humidistat, which will turn the air conditioner ON if the relative humidity in your apartment exceeds the set point, regardless of temperature.
7. Absent residents with programmable thermostats can set those to run the AC for a short period, just to remove built-up humidity. Set the temperature for 79 degrees, and program a dehumidification period by setting back the thermostat to 72 degrees for 30 minutes each day.

Contrary to what is recommended in Northern areas, you should NOT set your thermostat fan switch to "ON"; instead leave it set at "Auto", which allows the fan to turn ON only when the thermostat activates the compressor.

If you leave the fan set to "ON", the fan runs continuously. In the North, this "ON" setting helps circulate warm air during the winter.

In Florida if the fan runs continuously and the compressor stops because the apartment has reached the desired temperature, the coolant coils and drain pan become saturated with condensed water, which will eventually drain. If the fan continues to run, it will evaporate all that residual moisture, sending it right back into your apartment in the form of higher humidity.

For more information, consult the resident web site at <http://RenCondo.com> for details about digital thermostat replacement, humidity and humidistat considerations, and how to prepare your apartment for extended absences.

RENAISSANCE TIMES

GRATUITIES

Tipping is not encouraged at the Renaissance. Every year, in December, the Association sponsors an Employee Holiday Fund solicitation, when residents may choose to make a voluntary contribution to a fund. Each Association employee receives a portion of that fund, with individual shares based on service time.

Association employees are not permitted to perform personal services for residents during their normal work hours. If you make private arrangements with an employee to perform a service during their off-duty time, then you can compensate them for the task that was performed.

For other "thank you" considerations, the Association recommends that you show appreciation to our employees each year by contributing to the Employee Holiday Fund.

Contact Numbers

Manager's office	941.957.3957 (phone)
Manager's fax	941.957.1256 (fax)
Manager's email	Renaiissance@comcast.net
Web site	http://RenCondo.com
Resident's fax	941.954.9964 (fax)
Concierge	941.957.1956
Concierge email	RenConcierge@comcast.net
Building Security	941.957.1956
Emergency	911

KENTUCKY DERBY PARTY

Get out your calendars - our Social Committee is planning a true Southern hospitality all-out authentic Kentucky Derby party for Saturday, May 1. Watch for the flyers soon with all the important and entertaining details.

OFFICE UPDATE

After the departure of the Michael Saunders sales team, the Developer refurbished the former sales space to enable the Association to move from the temporary office space in the Business Center room to permanent and larger facilities located adjacent to the main lobby.

One other aspect of this move is that residents now have full-time use of the Business Center. If anyone needs a lesson or a refresher on how to use the copier, ask the association staff for a quick lesson.

There is also a brand new fax machine, with a corresponding new incoming fax number for residents who receive faxes. That new number is 941.954.9964. The new machine is on the counter next to the copier. Faxes will arrive in the Business Center. Residents may pick them up on the counter, or if the fax has recently arrived, the sheets may still be in the fax output tray.

The Association cannot be responsible for lost faxes, or the inadvertent disclosure of private or business information contained in faxes that the resident does not pick up immediately. No one from the Association staff is in that room to monitor the machine, and the staff does not call residents to notify them that faxes have been received. If you expect a fax, it is your responsibility to be in the Business Center to accept that document when it is received.

The new fax machine may also be used for residents to send outgoing faxes. The procedure to send a fax is outlined on a reference sheet in the Business Center. If you encounter any problems, ask a staff member for assistance.

Note that the fax number for the Building Manager will continue to be 941.957.1256. Residents should no longer give out that fax number because it is now used only for Association business.

RENAISSANCE TIMES

TURNOVER ENGINEERING REPORT

Last year the Board of Directors commissioned an independent engineering turnover study that was designed to assess the condition of the Renaissance building and all its common element components and facilities.

This was a precursor to final acceptance of the facilities and the expiration of the three-year building infrastructure warranty, and is a standard milestone in orderly condo building turnover.

The Association's attorney has sent a copy of the final engineering report to the Developer with a letter requesting correction of all the noted deficiencies. The Developer stated an intention to address each item and to cooperate with the Association in seeking resolution.

A developer-led team visited the building during the second week of March to assess the deficiencies and to prepare a formal plan of action. We are hopeful that all outstanding items in the report can be quickly resolved in an amicable way.

The Association and the Developer have established common reporting procedures so that each side can track specific deficiency items as they are addressed.

I Now Pronounce You...

You may have seen the beautiful wedding and reception in the Club Room on March 6.

Long-time residents will realize this is the second wedding held here. The first was also in the Club Room, but with a special twist – the official who performed the marriage was none other than our



own Property Manager, Pat Rogers. Pat is a Notary Public, and Notaries in Florida are authorized to perform marriage ceremonies - add that to your Renaissance trivia file.

APARTMENT KEY MANAGEMENT

Beginning in April, keys will *only* be held at the Concierge desk for designated housekeepers and service contractors.

Owners who have keys held at the desk will be required to sign a Key Release Authorization that releases the Association of all responsibility for misuse or loss of apartment keys.

Owners may no longer leave spare keys with the Concierge or Security Officer for use by renters, realtors, friends, or relatives.

During March, the staff distributed the required release forms to owners who have had keys held at the front desk. If you require that form, and have not yet been contacted, please request a copy from the Association staff.

After April 1, authorized keys will be stored in a locked container that will be accessible only to the Concierge or Security Officer. Those designated apartment keys will be signed out only to the service and housekeeping personnel that have been specifically authorized by the owner. No one else may sign out a key under any circumstances.

As many of you already know, in February we implemented a policy that realtors must use a realtor lock box for apartments that are listed for sale or rent. Agents must sign in at the desk, retrieve the key to show the apartment, and then return the key to the lock box.

The normal realtor lock box protocol will track the agent's removal and return time for the key. The lock box audit trail feature provides a digital record of when a lock box is opened and who opened it. This provides a level of security for owners with apartments that are listed for sale.

RENAISSANCE TIMES

APRIL MOVIE NIGHT

The April movie will be "Tears of the Sun" starring Bruce Willis. This movie is a military thriller.

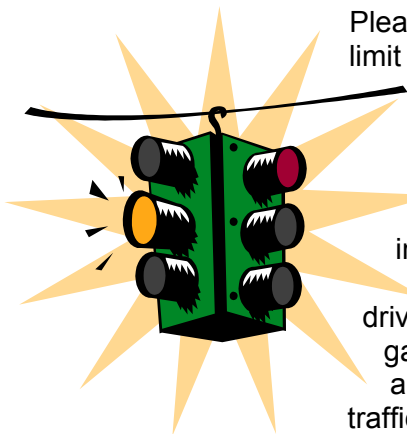
Bruce Willis portrays Lt. Waters, a loyal veteran S.E.A.L. sent into the heart of war-torn Africa on a hazardous assignment to rescue a doctor (Monica Bellucci), a U.S. citizen who runs a mission.

When the beautiful doctor refuses to abandon the refugees in her care, Lt. Waters is forced to choose between following orders and the dictates of his own conscience. He elects to find a way out for the entire group. Together, they begin a dangerous trek through the deadly jungle, all the while being pursued by a rebel militia group.

The movie will be shown in the media room on Thursday, April 1, at 7:30 p.m. Popcorn and sodas will be provided.

GARAGE SAFETY REMINDER

Safety mirrors and additional signage have been installed in our garage. The posted speed limit is **5 miles per hour**.



Please obey this speed limit at all times for the safety of all of our residents.

Several residents have reported instances of "near misses" because of drivers speeding in the garage. Unlike the airports, we do not have traffic controllers on duty,

so we rely on the common sense of each driver to obey the speed limits and drive with courtesy and safety in mind.

ANNUAL FIRE INSPECTION

On Monday, April 5, *Commercial Fire* will perform the annual inspection of the alarm and fire sprinkler system throughout the facility. Any test announcements made by the inspector are to be disregarded.

ON-LINE SERVICES

For your convenience, you can use the resident web site at <http://RenCondo.com> to make appointments for the loading dock, to submit a work request, or to schedule apartment inspections while you are away.

Our web site is password protected. Your password for the RenCondo web site is two of the letters "L" (typed in lower case) followed by the number "2" – so you would enter the password as ll2.

RECYCLING REMINDERS

Styrofoam and cardboard are not recycled in Sarasota. They should be bundled with your normal trash.

Large cardboard boxes should be broken down and may be left in the designated "Cardboard" area in the Service Elevator lobby recycling area, where the staff will dispose of them in the dumpster. Please do not leave cardboard boxes or recyclables in the Service Elevator alcove or the trash room on your floor.

Management is aware that the recycling containers are overflowing by the end of every weekend. Solutions are being investigated and the Association hopes to implement a remedy soon.

You can help conserve recycling space by flattening large plastic milk jugs, plastic bottles, and aluminum cans.