

In this pulse-pounding action-thriller, global warming triggers the onset of a new Ice Age. As tornadoes flatten Los Angeles and a tidal wave engulfs New York City, the entire Northern Hemisphere begins to freeze solid. Now, climatologist Jack Hall (Dennis Quaid), his son Sam, and a small band of survivors must ride out the growing superstorm and stay alive.

LARGE SUV PARKING

We need to remind our residents that we do not allow vehicles wider than 81" in a Renaissance parking space. If you own a large SUV exceeding the overall 81" width, you must park in two adjacent spaces that you own or rent, but not in a single parking space.

HALLWAY VACUUMING

The housekeeping staff works according to a rotating schedule, and each residential hallway carpet is vacuumed at least once every week.

If you have comments about housekeeping or wish to report a situation that requires immediate attention by the housekeeping staff, please call the Property Manager and report the problem.

ALINARI

Michael Saunders & Company is in the process of formulating a Newsletter for *Alinari of Rosemary Park*. If you are interested in obtaining a copy, you can contact Karen Wall at 955-2955 or E-mail Karen at karenwall@michaelsaunders.com

SELLING YOUR APARTMENT

If you are planning to sell your apartment, please do the following:

- Provide the purchaser a complete package of the condominium documents that you received when you purchased your apartment.
- Provide the Property Manager with a copy of the final sales contract, and a completed "Notice of Intent to Sell" form at least 30 days prior to closing.

Delaying or ignoring these important pre-sale conditions could jeopardize the orderly completion of the sale. The Board of Directors must approve every apartment sale, and can do so only after all required seller responsibilities have been accomplished. For additional details, see *Property Transfer and Leasing, and Selling Your Apartment*, contained in the *Renaissance I Rules, Regulations and Resident Information* document recently distributed to all owners and available on the resident Web Site at <http://RenCondo.homestead.com>

NEWSPAPER RECYCLING

Last month we tested newspaper collection on several floors. The test was very successful and on April 1 we will place newspaper collection bins on all floors in the service elevator alcove. These bins are for *newspapers only*, not for any other trash.

Contact Numbers

Manager's office	941.957.3957 (phone)
Manager's fax	941.957.1256 (fax)
Manager's email	RenCondo@comcast.net
Manager's Assistant	941.957.1125
Website	http://RenCondo.homestead.com
Website password	ll2 (lower case L's plus a 2)
Resident fax (in the Business Center)	941.954.9964 (fax)
Reception Desk	941.957.1956
Building Security	941.957.1956
Emergency	911

RENAISSANCE TIMES

HAIL & FAREWELL

We are pleased to welcome a new member to the Association staff. Kathryn ("Kat") Ewing has accepted the position as assistant to the Property Manager. Kat is replacing Mary Puncec, who has resigned in order to assist her husband in his new business.

We will miss Mary, and thank her for her enthusiastic, professional, and dedicated service to the Association over the past year. We sincerely wish her all the best.

HURRICANE PREPARATIONS

With hurricane season approaching in a few months, seasonal residents must prepare properly before leaving the area. All items must be removed from the balcony. If the Association must remove any balcony items after a storm warning has been declared, a \$100 service fee will be charged to your account.

Residents should make sure the slider doors are firmly closed and locked and also prepare water dams so that built-up water during storms does not froth and splash on the flooring; also, before you leave be sure to turn **OFF** the lever/valve to the washing machine (located where the two water supply hoses meet at the wall.)

ASSOCIATION INSURANCE

GOOD NEWS!

We now have a new Association insurance policy. The new policy has a slightly lower cost, equivalent coverage, and a lower deductible of 2 percent.

PLEASE REMEMBER...

The Association policy does **not** cover individual apartments or their contents. All condo residents should consider purchasing a condo property, windstorm, and liability insurance policy.

BICYCLE STICKER REMINDER

Time is running out!

If you do not have a registration sticker, be sure to obtain one from the office and place it on your bicycle.



If you are an absent owner who keeps a bike in the storage room, you should make arrangements for someone to act on your behalf to attach a sticker to your bike before July 1, 2005.

HANDICAPPED PARKING

The Board of Directors has approved the re-designation of one of the handicapped parking spaces located in the Visitor parking lot on the first floor of the parking garage exclusively for **short term handicapped loading and unloading**, with a 20-minute maximum.

Residents with valid handicapped parking credentials should use the spaces designed for handicapped parking located on the second and third levels of the secured parking garage. To make those spaces more accessible for handicapped loading and unloading, residents with valid handicapped parking permits are encouraged to use the spaces primarily for short-term parking, and as a courtesy to other handicapped residents they should never leave a vehicle in a handicapped space for extended periods, particularly when they are not in residence.

RENAISSANCE TIMES

2005 SOCIAL CALENDAR

April 11

9:30am—Tour of Southeastern Guide Dogs, Inc.
Dutch Treat Lunch to follow at Barnacle Bill's Seafood Restaurant.

May 7

2nd Annual Kentucky Derby Party.

June 18

Renaissance Restaurant Rovers—Dutch Treat Dinner at "El Greco Café" on Main St.

July 20

7:00 - 8:00pm—Mark Smith from the Sarasota Historical Society will speak here on "The Great Homes and the People Who Live in Them."

August (TBA)

Trip to the Seminole Hard Rock Casino in Tampa.

September 18

Cruise the Sarasota Bay on "The Le Barge" with one of our own residents, Tom McDonald as Captain

October 29

Luau at the Renaissance. Start Practicing the Hula now!

November 10

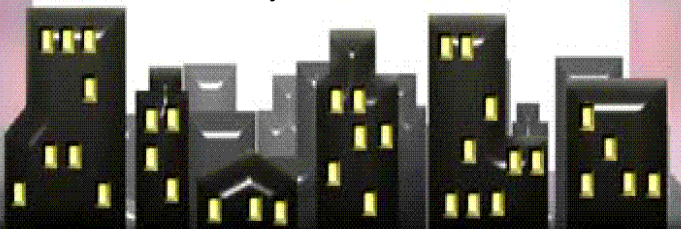
Annual Owners' Meeting.

December 3

Annual Holiday Decorating Party.

January 1

2006 New Years Day Brunch.



APARTMENT INSPECTION

The Renaissance offers an apartment inspection service for owners who are away from the Renaissance for extended periods. The service offers peace of mind for a nominal fee of \$7.00. An Association team member will visit the apartment to:

- Flush toilets.
- Check for plumbing leaks.
- Run water in sinks and tub(s) to check for leaks.
- Inspect the thermostat for proper air-conditioner operation.
- Set thermostat to 79 to 80 degrees.



Please check with the Property Manager to initiate an inspection schedule for your apartment.

STORM REPAIR STATUS

Engineering work has involved façade water testing and detailed visual inspection of windows and frames, inspection of interior wall cavities, and analysis of caulking, stucco, and paint. Additional analysis and physical testing continues under the direction of our attorney.

Preliminary façade failure documentation has been provided to the developer, the general contractor, and the architect of the Renaissance Building so they can perform their own independent inspection or destructive testing if they choose to do so. Also, items discovered by our engineering consultants during the 2003 turnover study that have not been resolved by the developer or his subcontractors are also being included in the formal notices to the responsible parties. This notification procedure is required before we can begin formal negotiations, mediation, or file lawsuits.

RENAISSANCE TIMES

SAFETY ALERT

If you have a patio or balcony table with a glass top, check to make sure that the glass is firmly attached and cannot be separated from the table frame. Recent heavy winds lifted an unsecured glass patio tabletop and smashed it against the balcony railing, showering safety glass shards over the pool and patio area. Fortunately, nobody was hurt, but the area had to be closed while the broken glass was removed from the pool, spa, and patio.

Please check your balcony furniture, and if your tabletop is not firmly attached so that it absolutely cannot be lifted away from the frame, you should consider replacing the table with a more reliable design, or modify it so that the glass cannot be lifted from the frame or become detached under any circumstance.

VIEW CORRIDOR UPDATE

There have been significant developments in the Declaratory Judgment suit involving the amendment to the View Corridor Easement that addressed the view from the Renaissance building across City property in the Cultural District along Tamiami Trail. As discussed in the June 2004 *Renaissance Times*, the City filed suit to negate the amendment so that a Florida West Coast Symphony hall could eventually be built on city property to a height of no greater than ninety feet.

At about the same time, city consultants recommended that any future Symphony Building should be located along 10th Street extended, either at the corner of 10th and Tamiami Trail, or at the far northwest corner of the City property, in the general vicinity of the Coast Guard facility, designated as site "P3" in their report.

The Renaissance Association Board of Directors, and officials from the Florida West Coast Symphony were in agreement that the best location for a new Symphony Building would be the "P3" location.

The original lawsuit only named the developer of the Renaissance site, but since turnover from the developer had occurred in the interim and there are now 244 owners of the Renaissance, the City subsequently amended its suit to include the residents of the Renaissance, who are represented as a class by the Renaissance Board of Directors.

In an attempt to resolve the Declaratory Judgment matter, mediation was held between all the affected entities (the City, the Renaissance Association, The Alinari developer, and the Florida West Coast Symphony.) In late February 2005 all parties agreed that the Amendment to the View Corridor Easement would be declared null and void; that one new building intended primarily for the performing arts could be built on the City property; that all parties would agree to locate the new building in the general vicinity of site "P3"; and that the new building would not exceed ninety feet in height (approximately equal to the height of the highest portion of the existing Van Wezel Performing Arts Hall.)

The View Corridor Easement matter is now officially closed, and the Renaissance residents can be confident that any new performing arts building added to the Cultural District land across from the Renaissance will be located as far away as possible from the Renaissance.

For a view of the Cultural District as seen from the Renaissance Building, and a virtual representation of what the approximate profile of a new symphony might look like when built on site "P3", see the June 2004 issue of Renaissance Times (available on the Internet at <http://RenCondo.homestead.com>)