



2005 ELECTION RESULTS

The Board of Directors' election was held on November 11, 2005 at the Bayfront Community Center. The following owners were elected to the Board:

Brian Geery - President
Terry Owen- Vice President
Marion Fitzpatrick - Secretary
Gary Majer- Treasurer
David Evans – Director

Congratulations to all!

The owners approved the Rollover of Surplus Funds and Partial Funding of Reserves.

The 2006 budget was approved at the follow-up Board meeting

FROM THE RENAISSANCE 1 ASSOCIATION PRESIDENT

Thanks to Marion Fitzpatrick and Gary Majer for continuing as Board members; thanks to Terry Owen and David Evans for stepping up to the plate as new Board members; thanks to Pat Rogers for her ongoing hard work as Property Manager, and thanks to our team of employees for keeping our building well maintained.

As the Board works together, we will strive to balance our decisions on three goals all residents of the Renaissance will agree upon.

- Ensure we all enjoy a first rate living environment.
- Maintain maximum property value.
- Keep monthly maintenance fees fair and reasonable by continually assessing all aspects of our budget.

ASSOCIATION PRESIDENT CONTINUED

To accomplish these goals the Board intends to:

- Listen carefully to residents, employees and each other and weigh the pros and cons of various ideas.
- Use common sense and good judgment.
- Function as a team.
- Communicate regularly to residents regarding our initiatives, decisions, and the "why" behind our decisions.

Issues the Board will be working on include the repair of the building façade, personnel matters, ongoing expense control and/or reduction and revenue management, building maintenance, cleaning and landscaping, Alinari and Hotel Indigo matters, and general operations.

If you would like to express ideas, concerns, gratitude or gripes, please stop by the Property Manager's office or send a letter, email the Board via the Renaissance web site (www.rencondo.com), use the suggestion box at the Reception Desk, request in writing to be put on the monthly Board meeting agenda, or simply stop a Board member in the hall. We always want to hear what residents have to say!

Regards,
Brian Geery
President
Renaissance 1 Association

COFFEE IN THE GARBAGE

Please avoid throwing coffee and other liquids in the garbage cans around our building. The garbage bags tend to leak when our team empties the containers.



RENAISSANCE TIMES

DECEMBER SOCIAL EVENT



Happy Holidays

Be sure to note these celebration dates and times on your calendar and then join your neighbors at the Renaissance.

Saturday, December 3, from 4:00 until 6:00, residents are invited to the Renaissance

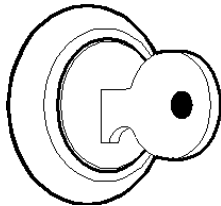
Club Room for the annual decorating party. Pizza and soft drinks will be served. For those who want beer, liquor, or wine, please bring your own.



January 1, 2006 New Years Day Brunch.

KEYS & APARTMENT ACCESS

Keys to each apartment are stored in a locked key box by the Property Manager. Security guards cannot provide your apartment key to anyone. After hours access to keys is reserved for emergencies only. Only the Manager has the authority to the key box after hours. It is recommended that you keep a spare key with a friend or neighbor, so in the event you lose or misplace your apartment key, you will not be locked out at night or on weekends. If the Property Manager is called from home after hours to open the key safe and unlock your door, you will be charged an emergency service fee.



SPEED IN THE GARAGE

Thanks to everyone who drives at a sensible speed in our parking garage! It would be greatly appreciated if those few speed demons would kindly slow down. This common courtesy is for the safety of all residents (and their pets).

LEASE RENEWALS

If you lease your apartment, during the month prior to the expiration date of that lease, you must advise the Building Manager of your intention to extend the lease for your current tenant. The Building Manager must also be given a completely signed copy of the lease extension document. If the Building Manager does not have a copy of the lease extension on the day the original lease expires, the tenant's records will be automatically purged from our database, and their authorization to enter the building, possess an electronic access card, or have access to any Renaissance facilities is cancelled.

If you are a renter and have received approval from your landlord to extend your stay beyond the expiration date of your original lease, please make sure the Building Manager has been advised in advance and in writing, of the revised lease expiration date.

GUEST SUITES

Are you getting calls from your friends and relatives in other parts of the world who want to experience a bit of Florida winter sunshine? Have you run out of space in your guest room?

Why not utilize the two Renaissance guest suites that are available on a first come, first served reservation basis right here in the building? When you have your guests stay in a guest suite, it is a perfect way to have visitors and still maintain privacy for them and for you too. Contact the management office for complete details.

UNCLAIMED BICYCLES

If you have not claimed your bicycle, now is your last chance. The unclaimed bicycles are being donated to a charity the last week in December.

RENAISSANCE TIMES

CARTS—USE THEM AND RETURN THEM

With the start of the winter season, there are more of our residents living in the building. That means more groceries coming in, more luggage going to and fro, and lots of holiday gifts being brought in and out. Many of those trips will be made easier with the use of the various carts that are here in the building for residents to use.

There are two basket-type carts on the second and third floors. These are kept by the garage entrance on the third floor and in the mailroom on the second floor.

The carts are loaned on the honor system. As a courtesy, the resident who borrows the cart should return it to the location where they got it as soon as they are finished using it. With everyone's cooperation, the carts will be there when other residents want them. Please, never use a cart and then leave it in your apartment, the hallway, the parking garage, or an elevator.

Additional carts are available at the front desk. There are two basket-type carts and one large valet cart stored there. Residents are responsible for signing these out and returning them to the front desk

WINDOW WASHING

Reminder

The window washing is scheduled to begin on Monday, December 12, 2005.

Residents and their guests are reminded: If your vehicle is illegally parked in the Visitor Parking area or in someone else's parking spot, it is subject to being towed. Please park with care.

HOTEL INDIGO

At a prior meeting, unit owners requested that the hotel principals come up with a more aesthetically pleasing rooftop look. Members of the hotel, the developer, and contractor met with Renaissance unit owners on November 15 to explain a possible change in location of the hotel's swimming pool from the southeast corner ground level area to the new rooftop location. The height of the building would change from the current 53' to 63'. However, the additional 10 feet is in the center of the building, approximately 96 feet wide, and owners will maintain similar views. The hotel architect is evaluating the plans to see what structural changes would need to be made to add a pool to the roof. Once architectural changes are made, the City will meet to review the plan changes.

BUILDING FACADE REPAIR

A mediation conference is scheduled for December 5 and 6, 2005 in Tampa, Florida. As most are aware, the Association is claiming that water damage to the building façade occurred prior to the time the unit owners took control of the Association from the developer, and that additional damage was incurred before the 3-year developer warranty expired. The Association commissioned an engineering study, later supplemented by a second engineering firm's analysis, and identified a number of deficiencies contributing to the water intrusion experienced by the Association to date.

At the upcoming mediation, two claims will be addressed: (1) The Association's claim and (2) the claims of the parties who actually remedied the building prior to turnover. It was the consensus of all the parties that a resolution or partial resolution could be achieved toward settling the Association's claim. All the principal parties are in favor of attending mediation in an effort to achieve a resolution.

RENAISSANCE TIMES

HANDICAPPED PARKING

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.

BUSINESS CENTER

A fax machine and a copier are available in the Business Center for residents. As a courtesy to others, please limit your copies to no more than 20. A stapler and staple remover are on the counter. Please do not remove these items from the room so that they will be available for the convenience of other residents.

The number for residents to receive a fax is 941.954.9964. If you receive a fax, you must be present to pick it up, or it will be left on the counter. The Association does not routinely monitor the Business Center and will not notify you if you receive a fax.

If you require any assistance, please stop by the Association office during regular business hours.

SNAIL MAIL?

You may have noticed a slight upset in our mail delivery. In October Ryan (our regular mail carrier) was transferred to supervise another route. It is important that all mail have an apartment number in the address. Ryan is familiar with resident names so this was not a tremendous problem, however substitutes need the information. The good news is that Ryan will return within a month or two.

Contact Numbers

Manager's Office	941.957.3957 (phone)
Manager's Fax	941.957.1256 (fax)
Manager's e-mail	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
Reception Desk	941.957.1956
Building Security	941.957.1956
Emergency	911



The Kranks have always celebrated a picture-perfect Christmas, but with their only daughter, Blair, away from home on her Peace Corps assignment, Nora (Jamie [Lee Curtis](#)) and Luther ([Tim Allen](#)) are suffering from empty nest syndrome and decide to skip Christmas in favor of a Caribbean cruise. Their neighbors take Christmas very seriously and are none too happy about the Kranks' boycott. Just as the Kranks are preparing for their Christmas Day departure, they get a call from their daughter who announces that she is coming home for Christmas after all. Suddenly, all systems are go for their annual Christmas [Eve](#) party and a normal--highly festive--holiday. Will the Kranks be able to pull together a perfect Christmas for Blair in just a few hours?