



## Contact Numbers

Manager's office	941.957.3957 (phone)
Manager's fax	941.957.1256 (fax)
Manager's email address	RenCondo@comcast.net
Manager's Assistant	941.957.1125
Website	http://RenCondo.homestead.com
Website password	112 (lower case L's plus a 2)
Resident's fax (in the Business Center)	941.954.9964 (fax)
Reception Desk	941.957.1956
Building Security	941.957.1956
Emergency	911

## TIMELY TOPICS

This month's newsletter is devoted primarily to helpful suggestions, appropriate reminders, easy instructions and necessary updates designed for everyone here at Renaissance. If you have ideas for future columns that would be informational for you as a full or part-time resident, please contact the Association office.

### POWER FAILURES AND YOUR AIR CONDITIONER

When there is a power failure in the building, your air conditioner compressor may be temporarily disabled and will have to be reset manually. You can tell if your compressor is not working if the air conditioner fan continues to run, but the temperature in the apartment does not change, and the air from the ducts is obviously not being cooled.

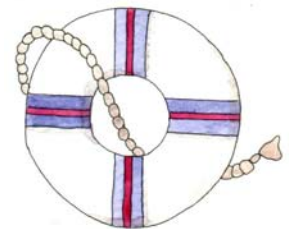
After a power failure it is best to reset your air handler system by following this simple procedure:

1. Turn the switch on your wall thermostat marked "**Cool Off Heat**" to the "**Off**" switch setting.
2. The air handler system and fan will shut down if they were running. Wait at least 30 seconds.
3. Turn the "**Cool Off Heat**" switch back to "**Cool**".

4. The compressor has a five-minute safety timer that is activated when the system is first turned on, after which the system should operate normally.
5. To check, temporarily move your thermostat temperature setting lever to a lower than normal temperature to force the air conditioner to turn on. After a few moments you can check to see if the system is operating normally and producing cooled air. If all is well, return the temperature to the desired setting.

## POOL AREA SAFETY

For safety reasons, glass containers are not permitted on the pool patio or anywhere near the pool or spa. Recently, someone broke a glass by the pool and left the broken shards where they fell, apparently assuming the building staff would find and remove them. Thankfully, another resident discovered the broken glass and cleaned it up before someone was injured. Broken glass is always a serious safety concern. Only non-glass containers are permitted by the pool and spa!



Please return the pool furniture to where you found it so that it does not block walkways or entrances on the pool deck. To avoid damage to the deck surface or to furniture, please do not drag furniture across the pool deck. Use a towel to prevent tanning oils from rubbing off on chairs and lounges, and take particular care with cigarettes, since the vinyl furniture webbing will melt and becomes permanently damaged if a lighted cigarette touches it. **Thanks for your cooperation.**

## FEBRUARY 5 COFFEE SOCIAL

The Social Committee will distribute a flyer to your door with details for the February 5 Coffee Social from 9 am – 11 am in the Club Room. Plan to be there - RSVPs are due no later than February 2.

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## COPING WITH ODORS

The primary source of odors in the hallways of the Renaissance building is probably the kitchen, since there is no outside exhaust vent from our kitchen stoves. Each range hood contains a fan that circulates the air through a replaceable charcoal filter designed to remove odors, and then discharges it right back into the kitchen. If you can detect cooking odors in the hallway or inside your apartment, it is possible that the range hood fan was not being used during cooking, or your charcoal filter needs to be replaced.

Since there are very few windows that open in the Renaissance, if you are a smoker it might be helpful to run the bathroom exhaust fan (which is vented to the outside) and turn on the stove range hood blower to help clear your apartment air of tobacco smoke and odors before they reach the common element hallway.

## SOME KEY KNOWLEDGE

If you need to have copies made of your key to your apartment, a reliable key is assured if you use **Sarasota Lock and Key at 1668 Main Street**. This store is within walking distance and does dependable work. Contact them by phone at 953.3773.

Spare keys are not available from the office, and if you need copies of your keys you should have

them made from the **master** apartment key that you were given when you purchased your apartment. Copies made from copies of a key are unreliable and may eventually stop working in your lock. Owners wanting to provide access to keys for housekeepers, contractors or vendors may do so by completing a Key Release



Authorization Form in the Management Office.

Florida Condominium Statutes require that all owners provide a key to their apartment to Management in case an emergency requires entry into any of the apartments. Keys will be stored in a locked key box controlled by the Building Manager.

**Keys to owners' apartments will only be used by the Association staff for justifiable reasons, such as emergency inspection or repairs, water leaks, storm damage, scheduled maintenance and for required Association access to service or inspect common elements such as fire alarm inspections and pest control treatment.**

**You may not add locks to your door. If you change the lock on your apartment door, you must call One-Minute Key Shop at 924.8020. They will code your new key so that it can open the garage gate. In addition, the owner must immediately provide a copy of the new key to the Management office.**

Building staff cannot provide your apartment key to anyone. After-hours access to keys is reserved for emergencies only. Only the Manager or Maintenance has the authority to open the key box after hours. It is recommended that you keep a spare key with a friend or neighbor so that if 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 open your door, you will be charged a significant emergency service fee.

## STAFF SENDS HOLIDAY THANKS

*The entire Renaissance staff wants to send a big thank you to all of the owners and residents for your generous contributions to the employee holiday fund.*

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## BUILDING DOOR SECURITY UPGRADE

With the recent installation of a new proximity card reader device and an electric door lock on the bicycle room door leading to the garage, all of our exterior doors are fully secured 24 hours each day. As is the case with all of our other exterior doors, a resident must now use a proximity device (either a card or a key fob) to enter through the exterior bike room door or the service elevator hallway door (also known as the "doggie door").

In the past both of those doors could have been opened with an apartment key. However, some owners had not controlled distribution of their keys, so it was increasingly difficult to monitor or control who was entering the building through the bike room or the service elevator hallway doors. With these additional improvements, management can audit our electronic proximity devices to determine who entered, where and when. Even better, those devices can be invalidated when an individual no longer has entrance privileges. Therefore, building access security has been measurably enhanced.

Any security device is only as secure as the users allow it to be. So, when you use your proximity card or fob 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 residents through the door.

The front desk staff will continue to challenge unauthorized "visitors" to prevent them from entering. For the building security system to be fully effective, 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 management staff immediately.

## ENTRY SECURITY KEY FOBs

***In response to a request from several owners, the following is a repeat of an article from the September 2004 Renaissance Times newsletter.***

***The good news is that an ample supply of these new fobs is currently available for owners to buy at a cost of \$15 each. Owners who have already purchased them are quite happy with the size and the sturdiness of the new fobs, which may be easily attached to key chains.***

*"The Association has been investigating an alternative to the existing security proximity key cards. The photo to the left depicts what the new key fob looks like when compared with the size of an existing proximity card."*



*"The new fobs are currently being tested, and we anticipate they will prove to be as reliable as the original proximity cards. When testing is complete by the end of September, the Association will probably order an inventory of key fobs, which owners can then purchase for \$15.00 by contacting the front desk or the Building Manager. Existing door entry proximity cards will continue to function, so there is no need to purchase a key fob unless you prefer the smaller size."*

***Above article reprinted from September 2004 Renaissance Times***

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## 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.

You or your rental agent must request a lease extension and get approval from the Building Manager. If that is not done, 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.

All rentals in the Renaissance require the lease agreement to be approved by the Board of Directors, who will only consider lease forms that have been pre-approved, or which include the required Renaissance lease addendum.

## BOARD OF DIRECTORS NEWS

Because of two unanticipated vacancies that have recently occurred on the seven-member Board of Directors, at its January 12, 2005 meeting the Directors voted to reestablish the size of the Board to five members.

The Renaissance Condominium Declaration authorizes the Board to set the number of Directors at "not less than three, or more than seven" members. The number of Directors will remain at five until the November 2005 election, when the Board has the option to revise Board size, depending in part on the number of owner candidates who file to run in the election.

## STORM DAMAGE ATTORNEY

Steve Lesser, from the firm of Becker & Poliakoff, P.A., is our attorney for the storm-related damage claim. He devotes his practice exclusively to construction law and litigation and has substantial experience representing owners, developers, contractors, design professionals, and government entities in construction cases. He successfully represented homeowner Phillipe Moransais in a landmark case before the Florida Supreme Court, which in effect, reshaped Florida construction law by retreating from the economic loss doctrine and forcing architects, engineers and all professionals to be accountable for their own negligence.

Mr. Lesser serves as special construction litigation counsel to The School Board of Broward County and as prosecuting attorney for the Building Code Services Division of Broward County. He received the prestigious Deborah M. Smoot Memorial Award by the Florida Bar Journal & News for his outstanding contributions to the Journal as Chair and Board Member. Florida Trend Magazine recognized Mr. Lesser in 2004 among its "Legal Elite" in the area of Construction Law.

A prolific author on construction-related legal issues, Mr. Lesser has authored numerous articles and serves as Chair of the Task Force on the Contingent Fee for the ABA's Tort and Insurance Practice Section. He is a member of the American Bar Association (ABA) Forum on the Construction Industry Steering Committee on Owners and Lenders, a nationally prestigious organization for members of the construction industry, and serves as a Director of the International Concrete Repair Institute, Southeast Region.

Mr. Lesser has been a featured speaker at several ABA National Conventions and has lectured on a myriad of topics. He is also a member of the American Institute of Architects.

## DOOR DECORATIONS

So many of the apartment doors were beautifully decorated for the holidays - - - walking down each hallway was a visual delight. As a reminder, all of these lovely decorations should be removed within one week after a holiday.

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## BICYCLE STORAGE POLICY

The bicycle storage room has reached full capacity. It is likely that some bicycles are no longer operational or considered safe to ride, or may have been abandoned by individuals who no longer reside at the Renaissance. To free up more storage space, beginning in February 2005, residents who use the bike storage room will be required to attach a small numbered bicycle registration sticker to each bicycle that is left in the storage room. You can obtain your registration stickers from the Association office during normal business hours.

After a reasonable five-month phase-in period that will end on July 1, 2005, any bike found in the storage room that does not have a Renaissance registration sticker will be considered abandoned property and will be removed from the premises.

Residents who plan to store a bike in the bicycle room must obtain a registration sticker and attach it to their bike without delay. We recommend that you place the sticker on the metal seat post of the bike so that it can be seen easily and will not mar the painted surfaces.

If you are an absent owner who keeps a bike in the storage room, you should plan to obtain your bike sticker as soon as you return to the Renaissance, or make arrangements for someone to act on your behalf to attach a sticker to your bike if you will not be here before the July 1, 2005 registration deadline. Thank you for your cooperation.

## "AUTOMATIC" TOILET TANK INSERTS

Please do not use any liquid or solid toilet cleaner dispenser mechanisms, hangers, solid "pucks", or multiple-flush "automatic" cleaners inside of your toilet tank. Most of these devices dispense a steady stream of harsh chemicals that, while claiming to keep your toilet bowl clean and fresh, also can attack valves and plastic fittings inside the tank. They are not recommended for use in toilets at Renaissance.

## YOUR UTILITY CLOSET

During the recent preventive maintenance visits by Association staff to check air conditioner condensate drains and safety switches, outside dryer vents, and to detect toilet leaks, there were several instances where residents had stored items in their utility closet that caused the air handler safety overflow switch to be dislodged or activated. We strongly urge that you do not use the utility closet for storage, since errant materials could interfere with the emergency overflow cutoff switch, or might block the free flow of return air to the A/C unit, causing inefficient operation, freeze up, or a complete maintenance shutdown.

Some owners have covered the louvered doors of their utility closet with mirrors or other decorative material that drastically limits the direct free flow of return air and makes the utility closet difficult to access. The Association staff will not perform preventive maintenance within the utility closet if there is any modification or obstruction of the utility closet or door area that could limit or delay access, or where items are stored in the area around the air handler that might limit unencumbered access to the utility closet or the air handler.

## CONSTRUCTION NOTES

### Work begins for Alinari Condominium Towers

The official groundbreaking ceremony for the Alinari building took place on January 6. Many local dignitaries attended to celebrate as the first shove full of dirt was dug. Construction vehicles have begun to remove the dirt and the necessary fencing has



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been installed from Tamiami through the North side of the property to Coconut Street. Pavers will be removed, stored and then re-installed at a later date. Some bushes will be relocated and transplanted on Renaissance property.

## Hotel Indigo planned for March 2006 opening

The mound of earth was removed in December and excavation for the entire project is scheduled to begin in the latter part of January.

## SECOND FLOOR LIBRARY



Thanks to the generosity of our many book-loving residents, our on-site library continues to grow. Many residents have donated an expansive selection of magazines, books and reference material to the second floor overlook library exchange area. One resident even donated a cupful of colorful laminated bookmarks.

Residents can swap, take, borrow, or browse a variety of newspapers, magazines, hardcover and paperback books and publications. There is even a cozy leather library chair for times you want to peruse the items before you make the decision to take them home.

## FEBRUARY MOVIE NIGHT

The movie will be shown in the Media Room on Thursday, February 3, at 7:30 pm. Popcorn and sodas will be provided.

*"Without A Paddle"*, our February movie, is an offbeat, outrageous and zany comedy about three childhood friends who reunite following the sudden death of a fourth friend. The trio finds out that he was hot on the trail of the money that vanished with real-life airplane hijacker D.B. Cooper in 1971.

## 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, staple remover, tape and paper clips are on the counter. Please do not remove the stapler, staple remover or the tape machine 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.

### International faxes may not be sent from the fax in the Business Center.

When you send a fax, the machine will print a confirmation report immediately after your fax is finished. If the transmittal was **not successful**, the report will show **"Busy"** or some other trouble indication. If the fax went through **successfully**, the transmittal report will show **"OK"**, the number of pages sent and the fax number to which those pages were sent.

At times residents are confused and attempt to re-send faxes several times because they think the fax did not go through since only a portion of the first page of the fax printed on the transmittal report. Remember that the transmittal report itself prints at the top of the report page. That report requires space to print, so the top quarter of the page is devoted to the transmittal report and the bottom portion will be an abbreviated version of the first page of your fax.

If you need a quick lesson in how to use the copier or the fax machine, please stop by the Association office during normal business hours. Someone will come to the Business Center to give you an overview and answer any questions you may have. It is always preferable to take the time for a private tutorial and alleviate any concerns you may have about pressing the wrong buttons.