

RENAISSANCE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION  
June 30, 2010.

Attendees: F. Ficara, President, D. Cohn, Vice President, S. Silver-Hill, Treasurer, T. Ryan, Secretary, L. O'Reilly, General Manager, A. Dominguez, Assistant to the Manager.

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Call to Order: The regular meeting was called to order by F. Ficara at 7:15 p.m.

Approval of Minutes:

**MOTION:** T. Ryan moved and D. Cohn second to approve the minutes of the regular meeting held on May 26, 2010. Motion passed unanimously.

Treasurers Report:

**MOTION:** The Board unanimously approved to file lien for APN 535-066-13-04.

**MOTION:** The Board unanimously approved to file lien for APN 535-066-13-10.

**MOTION:** The Board unanimously approved to file lien for APN 535-066-13-14.

**MOTION:** The Board unanimously approved to file lien for APN 535-066-17-04.

S. Silver-Hill reported that a settlement payment was received in June; the last check is expected by the end of August.

On May financials S. Silver-Hill reported that the Association's cash position is approximately \$2,193,131.00, approximately \$162,170.00 in operating funds in US Bank and \$1,933,890 in the Wachovia reserves. The contribution to the reserves was \$29,813. The balance of the Wachovia Construction Escrow account that covers the repairs of the stone veneer is \$1,614,446 and the general construction escrow account has a balance of approximately 9,395,922. S. Silver-Hill stated that these funds are receiving interest and are disbursed over 40 banking institutions and are fully protected.

**MOTION:** S. Silver-Hill moved and D. Cohn second to approve May financials. Motion passed unanimously.

President Report:

F. Ficara informed that Jon Starr who is the original architect of the Renaissance submitted a design for the new BBQ area, after discussion the following motion was made:

**MOTION:** D. Cohn moved and S. Silver-Hill second to approve the BBQ design pending on comments from the homeowners for a two week period. Motion passed unanimously.

F. Ficara also informed that the Board approved a proposal from McCullough Architects to design the new landscape.

The Board also discussed a potential rule change for the move in/out policy and deliveries. At this time the Board decided to table the matter and dome some research with other complexes and a decision will be made at the next Board meeting.

On the construction matter F. Ficara reported the following:

- Two more swing stages were added to speed the work.
- It was determined that there is no need to have drywall removed to fix punch windows.
- The telescopic windows are the only ones that require access to the units to get repaired and both windows get repaired in one day.

Discussion took place on the proposal of having bi-monthly Board meetings instead of monthly.

**MOTION:** D. Cohn moved and T. Ryan second to move forward to have bi-monthly Board meetings or monthly if it is needed. Motion passed unanimously.

The next Board meeting will be at the end of August.

Vice-President Report:

D. Cohn reported that 6 out of 8 council members voted in favor of the quiet zone. 20 million dollars are set aside to implement the quiet zone and the project is expected to be completed by the end of 2011.

**MOTION:** T. Ryan moved and D. Cohn second to adjourn the meeting at 7:38 p.m. Motion passed unanimously.

Respectfully submitted:

Tom Ryan, Secretary