

**ANNUAL GENERAL MEETING**  
**THE OWNERS: CONDOMINIUM CORPORATION NO. 942 3146**  
**RENAISSANCE PLACE**  
**November 30<sup>th</sup>, 2021**

**Location: Virtually Via GetQuorum**

**MINUTES**

**a) Election of the chairman;**

Motion to appoint Alex Zovighian chair for the meeting

**Motion** – Unit 1907; Tim Lown                      **Seconded** – Unit 602A

**Carried**

Chairman Alex Zovighian called the meeting to order at **7:05** p.m. and introduced the Head Table, consisting of the Board members and Pei San Chan of Donnelly and Co. LLP. He also thanked the Owners for attending and explained that the AGM was originally scheduled for September of 2021 was rescheduled to November of 2021.

**b) Calling of the roll and certifying the proxies;**

Alex Zovighian Called the roll and established quorum:

In person:            By Proxy:            Total Unit Factors: 4171.5

**c) Proof of notice of meeting or waiver of notice;**

Notice was mailed out on November 5<sup>th</sup>, 2021, giving adequate notice of meeting

**Motion** – Unit 704A                                      **Seconded** – Unit 1006A

**Carried**

**d) Reading and disposal of minutes:**

**Motion** - Unit 1108A

**Seconded** - Unit 408A

**Carried**

**e) Reports of Officers;**

Tim Lown gave a brief President's Report.

**f) Reports of Committees, if any;**

None

**g) Consideration of the Accounts;**

Pei San Chan from Donnelly and Co. LLP presented the Audited Financial Statement for the year ending March 31<sup>st</sup>, 2021.

**Motion** – Unit 1008A                                      **Seconded** – Unit 1806A; that the March 31, 2021 Audited Financial Statement be accepted as presented.

**Carried**

**Motion** – Unit 408A

**Seconded** – Unit 1801A; to appoint Donnelly and Co. LLP as auditor for the fiscal year ending March 31<sup>st</sup>, 2022.

**Carried**

**h) Election of Board;**

As per Bylaw 4.02 at each annual general meeting of the Corporation, all members of the Board shall retire from the office and the Corporation shall elect a new Board.

Chairperson opened the floor to nominations/volunteers.

Warren  
Janey  
Yulia  
Tim  
Alma  
Tara  
Grant Nystrom 903  
Jessica Heine 806

Chairperson called three times for nominations

**Motion** – Unit 704A

**Seconded** – Unit 702A; that nominations cease  
**Carried**

Scrutineers: Ren Haskett (Get Quorum)

**New Board of Directors 2021/2022**

Jessica  
Tara  
Yulia  
Janey  
Warren  
Grant  
Alma

**Motion** – Unit

**Seconded** – Unit; to destroy the ballots  
**Carried**

**i) Unfinished business;**

Reviewed.

**j) New business;**

**Q:** Unit 1006A I am concerned about the Rossdale Community Road changes proposed. I see on the maps provided the City is planning to identify 98 Avenue south of the building as 1-way Westbound. Is the Board looking into this and or has it taken a position either in support or against given access to up from Belamy Hill would not be able to turn right and would have to go up to Jasper and around and back down MacDonald Hill Road to access the parkade and parking out front.

**A:** New board to consider.

**Q:** Is there a competitive process for insurance?

**A:** Yes. There is a broker- HUB International- that finds our rate and coverage. In AB, pool of underwriters is getting smaller due to risk which contributes to increased insurance rates.

**Q:** Unit 809A Can we have an engineering study done for the building? Alex told me that we've never had an engineering study done for the building.  
We've had reserve fund reports by Ergil Bains & Associates, but no report done by a dedicated engineering company like Wade Engineering.

The building is over 40 years old, and there have been leaks for years. Can we consider budgeting for a future engineering report on the structural integrity and long-term viability of the building? I'm sure I'm not the only owner who would like to avoid surprises in the future.

**A:** New board to consider

**Q:** Page 2 of the reserve fund report, there is no budget allocation, or idea of cost for repairing the water leaking into the parkade from the front and rear of the building.  
Has damage been assessed related to this? Can we confirm the possible cost and extent of damage to see if it will fit in part of operations and the parkade budget, or if there will be an excess cost? This could be part of a possible engineering report, I imagine.

**A:** To be included in potential engineering report. Yearly repair process includes minor structural parkade repairs. Holding off other major structural repairs until post-pool replacement.

**Q:** Unit 1007 Melissa Kwasek:

**A:** Review underway. Next step likely meeting between owners and corporation lawyer. Changes will require 75% approval.

**Q:** FOB access improvements

**A:** Will be considered by new board

**Q:** Does the condo have a plan to increase our building efficiency, or to decrease our carbon footprint any more than just LED lightbulbs? Are solar panels something to look into? Some kind of investment in our future would be appreciated.

**A:** New board to review.

**Q:** Has there been a waste audit done for the building, and do we have any indication when the city of Edmonton might be changing the waste and recycling requirements for condos (organically, separated recycling)?

**A:** Alex: As of fall 2022 City is expected to provide more information. Likely to include organic waste option.

**Q:** Patio is looking aged

**A:** New board will consider.

**Q:** Renters causing problems noise problems and disobeying the 11 pm curfew. Pool rules too. I have two renters above me which have been nothing but trouble. I have been here 14 years and experienced nothing but trouble with renters

**A:** Report to KDM, Eric/Tony

**Q:** Has the board looked into locking in utility rates so that the building can be protected from increasing rates?

**A:** Currently have a fixed rate.

**Q:** What is being done about safety when it comes to homeless and drug use in the buzzer lobby?

**A:** Looking into securing the exterior door during nighttime.

**k) Adjournment;**

**MOVED** by Alex to adjourn the meeting at 8:35.