

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday, January 12, 2021 7:00 PM – Zoom Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:03 PM
- 2) **QUORUM** – Obtained with 6 out of 6 members present.
  - a) Present:
    - i) Tim Lown - President
    - ii) Alma Fadi – Vice President
    - iii) Warren Goertzen - Secretary
    - iv) Janey Ochotsky – Privacy Officer
    - v) Tara Wood – Director
    - vi) Yulia Kulchytska – Director
    - vii) Eric Demonye – Building Operator
    - viii) Suzie Johanson – Property Manager: KDM Management
- 3) **DELEGATIONS** – none.
- 4) **APPROVAL OF THE AGENDA – MOTION** by Yulia **SECONDED** by Janey to approve the agenda as presented **CARRIED**.
- 5) **APPROVAL OF MINUTES – MOTION** by Yulia, **SECONDED** by Janey to approve the meeting minutes of December 8, 2020 as presented. **CARRIED**.
- 6) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report (Eric) –
    - i) Break-in resulted in a number of cars broken into in mid-December. Entry was gained using a pry bar at the front door. Police responded, including forensics team.
    - ii) Exterior lights replaced in a number of areas, including under the awning.
    - iii) Garbage chute damaged by metal table. Chute is torn and in need of repair above the 5<sup>th</sup> floor.
    - iv) Pool boiler gas valve replaced.

- b) Legal [REDACTED] – to be discussed in a conference call for later this month.
- c) Bylaw updates – awaiting next draft from corporation lawyer.
- d) Reserve Fund Study and Five Year Reserve Cash Plan – new draft to be considered with budget in February.
- e) Amenities - will continue to monitor/consider opportunities
- f) Annual General Meeting – schedule early 2021.

## 7) FINANCIAL REPORT

- a) Approval of financial Statements – December 2020 **MOTIONED** by Tim **SECONDED** by Warren. **CARRIED.**
- b) Approval of cheque register dated January 12, 2021 **MOTIONED** by Alma **SECONDED** by Warren **CARRIED.**
- c) Arrears – **MOTIONED** by to place a caveat on legal [REDACTED] by Tim. **SECONDED** by Alma. **CARRIED.** **MOTIONED** by Tim to send legal [REDACTED] to Willis Law or collections of outstanding account. **SECONDED** by Alma. **CARRIED.**
- d) Investment – no investments coming due.

## 8) CORRESPONDENCE

- a) Legal#[REDACTED] renovation request – **MOTIONED** to approve with standard approval letter by Tim. **SECONDED** by Alma. **CARRIED.**
- b) Legal#[REDACTED] ([REDACTED]) pet application – **MOTIONED** to approve by Tim. **SECONDED** by Warren. **CARRIED.**

9) **DATE OF NEXT MEETING** – Tuesday, February 9, 2021

10) **ADJOURNMENT** – Adjourned at 9:12 PM