

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday, March 9, 2021 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:08 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 Warren **SECONDED** by Janey to approve the agenda as amended **CARRIED**.
- 5) **APPROVAL OF MINUTES – MOTION** by Warren, **SECONDED** by Yulia to approve the meeting minutes of February 9, 2021 as presented. **CARRIED**.
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) Ongoing repairs to garbage chute
 - ii) Parkade pipe repair
 - iii) Steaming a horizontal kitchen line and XX08's kitchen stack
 - iv) Pool ladders reinstalled after being removed to remove rust and treat
 - v) Clean up of the south lawn post-snow melt
 - vi) Working with Saveon to test lobby parkade heater

- vii) Rectifying various leaks
- viii) Addressing mail boxes with broken locks
- b) Legal # [REDACTED] – will direct corporation lawyer to reply to owner’s legal council.
- c) Bylaw updates – tabled until March 23, 2021
- d) Reserve Fund Expenditures 2021-22
 - i. Foundation & Parkade \$110,00
 - ii. Makeup Air Units (Building) \$72,828
 - iii. Pool upgrades (tabled for next meeting)
- e) Amenities – **MOTIONED** by Warren **SECONDED** by Alma to open the pool /fitness room, restricted to residents and their close contacts (to a maximum of two adults). Participants must sign up for 45 min slots beginning on the hour during opening hours.
- f) Annual General Meeting – paused due to pandemic.
- g) Management Contract – **MOTIONED** by Warren **SECONDED** by Tim to approve contract as presented. **CARRIED**

7) FINANCIAL REPORT

- a) Approval of financial Statements – February 2021 **MOTIONED** by Warren **SECONDED** by Tim. **CARRIED.**
- b) Approval of cheque register dated March 9, 2021 **MOTIONED** by Alma **SECONDED** by Warren **CARRIED.**
- c) Arrears – **MOTIONED** by Tim, **SECONDED** by Warren to pursue collection of arrears for legal [REDACTED]. **CARRIED.**
- d) Investment – nothing due at this time.

8) CORRESPONDENCE

- a) Legal [REDACTED] Parking Stall: referred to corporation lawyer for consideration.
- b) Legal [REDACTED] pet application: **MOTIONED** by Janey, **SECONDED** by Tara to approve with standard approval letter. **CARRIED.**

9) NEW BUSINESS

- a) Staff salaries – reviewed.
- b) 2021 Grounds contract – approval of contract **MOTIONED** by Janey **SECONDED** by Tara. **CARRIED.**

10) **DATE OF NEXT MEETING** – Tuesday, April 13, 2021

11) **ADJOURNMENT** – Adjourned at 10:05 PM