

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday, April 13, 2021 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:07 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 Tim to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Tara, **SECONDED** by Yulia to approve the meeting minutes of March 9, 2021 as presented. **CARRIED.**
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) Pool/fitness room sign up sheet use continues, doing best to encourage reasonable usage. Sheets going out on Wednesdays but at random times. Time slots will be extended from 45 min. to 50 min. and a maximum of 2 bookings per unit per week to help ease demand. Separate sheets will also be posted for the sauna, and the pool room with their own 2 bookings cap per week.
 - ii) Garbage chute repairs complete
 - iii) Dealing with leaks, noise complaints

- iv) Spring clean up to start April 16
- v) Parkade cleaning scheduled for May 3-5
- vi) Hoping for two stacks steamed prior to parkade cleaning
- vii) Cracked cast iron parkade drain pipes to be repaired soon
- viii) Considering options for pressure washing/paint removal of patio tiles
- b) Legal # [REDACTED] – tabled.
- c) Bylaw updates – Second draft provided to corporation lawyer. Awaiting revisions.
- d) Reserve Fund Expenditures:
 - i. Foundation & Parkade – options being explored
 - ii. Makeup Air Units (Building) – no action required at this time
 - iii. Pool – Building manager investigating options
- e) Amenities – see 6(a)(1)
- f) Annual General Meeting – Bill 53 has passed. Will discuss implications with corporation lawyer.
- g) Legal [REDACTED] Parking Stall- to be considered by owners at next AGM

7) FINANCIAL REPORT

- a) Approval of financial Statements – March 2021 **MOTIONED** by Warren **SECONDED** by Alma **CARRIED**.
- b) Approval of cheque register dated April 8, 2021 **MOTIONED** by Warren **SECONDED** by Alma **CARRIED**.
- c) Arrears – **MOTIONED** by Tim **SECONDED** by Tara to initiate collections for legal [REDACTED].
- d) Investment – tabled

8) CORRESPONDENCE

- a) Legal# [REDACTED] pet application – **MOTIONED** by Janey **SECONDED** by Tara to approve with standard approval letter.

9) NEW BUSINESS

- a) Fibre optics - tabled

10) **DATE OF NEXT MEETING** – Tuesday, May 11, 2021

11) **ADJOURNMENT** – Adjourned at 8:55 PM