

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

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:10 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 Tim, **SECONDED** by Tara to approve the agenda as amended **CARRIED**.
- 5) **APPROVAL OF MINUTES – MOTION** by Tim **SECONDED** by Tara to approve the meeting minutes of June 8, 2021 as presented **CARRIED**.
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) Hot tub and pool issues largely resolved.
 - ii) Pneumatic pressure on the east side of building being investigated.
 - iii) Attempting to resolve pigeon issues
 - iv) Pool deck repairs underway
 - v) Unauthorized and welcome decorations added to pool patio. Will be removed.
 - vi) Electric meter issue has been rectified.

- vii) Weeding on pool deck and lawn care. Signs will be posted requesting residents (and their pets) keep off the grass.
- b) Legal # [REDACTED] – responses from board to owner inquiry discussed.
- c) Bylaw updates – preparations being made for corporation lawyer to engage with owners on draft bylaws.
- d) Reserve Fund Expenditures:
 - i. Foundation & Parkade – budget allocation confirmed.
 - ii. Makeup Air Units (Building) – tabled
 - iii. Pool - tabled
- e) Amenities – sign-up sheet process for amenities to be rescinded.
- f) Annual General Meeting – Tentative date Tuesday, September 14, 2021. McKay School to be booked. Registration at 6:30. Meeting at 7:00. Virtual option will be available.
- g) Fibre optics – tabled pending receipt of additional information
- h) Noise concern – issue resolved.

7) FINANCIAL REPORT

- a) Approval of financial Statements – June 2021 **MOTIONED** by Warren **SECONDED** by Tara. **CARRIED.**
- b) Approval of cheque register dated July __, 2021 **MOTIONED** by _____ **SECONDED** by _____ **CARRIED.** Tabled
- c) Arrears – Reviewed. No action required at this time
- d) Investment – **MOTIONED** by Tim, **SECONDED** by Warren to reinvest investment coming due July 13 at CWB at the available rate for flex account.
- e) Audit fiscal year end March 31, 2021 – **MOTIONED** by _____ **SECONDED** by _____ to accept the audit for the fiscal year ending March 31, 2021 as _____. **CARRIED.** Tabled.

8) CORRESPONDECE

- a) Legal# [REDACTED] ([REDACTED]) parking stall – KDM to respond on behalf of the board.
- b) Legal# [REDACTED] ([REDACTED]) pet application – standard approval letter to be sent.
- c) Legal# [REDACTED] ([REDACTED]) pet application – standard approval letter to be sent.

9) NEW BUSINESS

- a) Active Clean Contract (janitorial) expires September 30, 2021 – Tabled awaiting insights of operations manager.
- b) Gathering – in person meeting planned for August 10.
- c) Noise complaint process – tabled.
- d) Pet applications for non-approved pets- tabled.

10) DATE OF NEXT MEETING – Tuesday, August 10, 2021

11) ADJOURNMENT – Adjourned at 10:16 PM