

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday, August 17, 2021 7:00 PM – Teams Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Amber at 7:23 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) Amber Farand – Property Manager: KDM Management
- 3) **DELEGATIONS** – Pei San (auditor).
- 4) **APPROVAL OF THE AGENDA – MOTION** by Alma, **SECONDED** by Janey to approve the agenda as amended **CARRIED**.
- 5) **APPROVAL OF MINUTES – MOTION** by Tara **SECONDED** by Yulia to approve the meeting minutes of June 8, 2021 as presented. **CARRIED**.
- 6) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report (Eric) – **TABLED**
  - b) Legal # [REDACTED] – **TABLED**
  - c) Bylaw updates – Board to work with corporation lawyer to incorporate feedback from owners who participated in session with corporation lawyer.
  - d) Reserve Fund Expenditures:
    - i. Pool - **TABLED**
  - e) Amenities - COVID restrictions lifted

- f) Annual General Meeting – Tuesday, September 14, 2021 **MOTIONED** by Alma, **SECONDED** by Yulia to book a meeting room at the Matrix Hotel. **CARRIED**. Online and telephone options will be provided.
- g) Fibre optics – **TABLED**
- h) Active Clean Contract (janitorial) expires September 30, 2021 – **TABLED**
- i) Noise complaint process - **TABLED**

## 7) FINANCIAL REPORT

- a) Approval of financial Statements – June 2021 **MOTIONED** by Warren **SECONDED** by Tara. **CARRIED**.
- b) Approval of cheque register dated July 13, 2021 **TABLED**.
- c) Approval of cheque register dated August 17, 2021 **TABLED**.
- d) Arrears –
  - i) L■■■■, no updates required
  - ii) L■■■, discrepancy in summary provided by corporation lawyer and KDM records. KDM following up and will advise accordingly.
  - iii) KDM sending statements on other accounts in arrears.
- e) Investment – no action required
- f) Audit fiscal year end March 31, 2021 – **TABLED** for action upon gathering of additional information.

## 8) CORRESPONDE

- a) L■■■ Various Concerns- **TABLED** for discussion by new board.
- b) L■■■ Renovation Request- Request to be reviewed by operations manager for feedback and KDM to confirm scope falls within bylaws.

## 9) NEW BUSINESS

- a) Pets –
  - i) L■■■ **MOTIONED** by Tara **SECONDED** by Alma to approve with standard approval letter.
  - ii) L■■■ **MOTIONED** by Janey **SECONDED** by Alma to approve with standard approval letter.

10) **DATE OF NEXT MEETING – AGM** Tuesday, September 14, 2021

11) **ADJOURNMENT** – Adjourned at 8:58 PM