

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday, September 14, 2021 7:00 PM – Zoom Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:14 PM
- 2) **QUORUM** – Obtained with 4 out of 6 members present.
  - a) Present:
    - i) Tim Lown - President
    - ii) Alma Fadi – Vice President - **Regrets**
    - iii) Warren Goertzen - Secretary
    - iv) Janey Ochotsky – Privacy Officer
    - v) Tara Wood – Director
    - vi) Yulia Kulchytska – Director
    - vii) Eric Demonye – Building Operator - **Regrets**
    - viii) Amber Farand – Property Manager: KDM Management
- 3) **DELEGATIONS** – none
- 4) **APPROVAL OF THE AGENDA – MOTION** by Warren. **SECONDED** by Tara to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Warren, **SECONDED** by Tara to approve the meeting minutes of August 17, 2021 as presented. **CARRIED.**
- 6) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report (Eric) –
    - i) Heath, and fire Marshall inspections completed
    - ii) Emergency generator semi-annual inspection/service/testing completed
    - iii) Pool makeup air unit serviced and is running much quieter
    - iv) Thefts of realtor lock boxes and tables from lobby
    - v) Window cleaning (south side) and servicing (north and south sides) booked
    - vi) Minor landscaping (levelling, road crush for rear gravel parking area)

- vii) Triad electric will be replacing north face up-light with an LED shortly
- viii) Edmonton lock and door works will be replacing a broken laundry room fire door
- ix) Pool deck tile repairs underway. Awaiting additional supply of tile.
- b) Legal # [REDACTED] – Tabled from last meeting, new Board to review
- c) Bylaw updates – Alma sent an email to Hugh – no response received
- d) Reserve Fund Expenditures:
  - i. Pool – tabled
- e) Amenities - tabled
- f) Annual General Meeting – planning for October 14, 2021. 7pm-9pm with registration at 6:30pm.
- g) Fibre optics – tabled
- h) Active Clean Contract (janitorial) expires September 30, 2021 – Email approval was made and contract will be signed by Board.

## 7) FINANCIAL REPORT

- a) Approval of financial Statements – July 2021 **MOTIONED** by Warren **SECONDED** by Tara. **CARRIED.**
- b) Approval of financial Statements – August 2021 **MOTIONED** by Warren **SECONDED** by Tim. **CARRIED.**
- c) Approval of cheque register dated X?, 2021 **MOTIONED** by Warren **SECONDED** by Yulia. **CARRIED.**
- d) Approval of cheque register dated September X, 2021 **TABLED** until cheques are signed.
- e) Arrears – no additional activity required. KDM following up on existing caveats through corporation lawyer.
- f) Investment – no action required.
- g) Audit fiscal year end March 31, 2021 – **MOTIONED** by Tim **SECONDED** by Alma to accept the audit for the fiscal year ending March 31, 2021 as presented. **CARRIED.**

## 8) CORRESPONDENCE

- a) L [REDACTED] Concerns (email circulated): KDM to share draft response with board.

## 9) NEW BUSINESS

a) New property manager – Alex

**10) DATE OF NEXT MEETING – Tuesday, October 12, 2021**

**11) ADJOURNMENT – Adjourned at 9:14 PM**