

AGENDA
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday March 15 7:00 PM – Zoom Meeting

1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:04 PM

2) **QUORUM** – Obtained with 5 out of 7 members present.

Present: Yulia, Warren, Jessica, Grant, Tara

3) **DELEGATIONS – N/A**

4) **APPROVAL OF THE AGENDA – MOTION** by Yulia, **SECONDED** by Tara to approve the agenda as presented. **CARRIED.**

5) **APPROVAL OF MINUTES – MOTION** by Yulia, **SECONDED** by Warren to approve the meeting minutes of February 15, 2022 as presented. **CARRIED.**

6) **FINANCIAL REPORT**

a) Approval of financial Statements –January 2022 **MOTIONED** by Warren **SECONDED** by Yulia. **CARRIED.**

b) Approval of cheque register dated March 15 2022 **MOTIONED** by Warren **SECONDED** by Yulia. **CARRIED**

c) Arrears

d) Operating Budget 2022-2023

i) **MOTION** to increase condo fees by 1% for 2022/2023 fiscal year - **MOTION** by Yulia, **SECONDED** by Warren. – 1% amount will increase annual fees to \$1,178,016.

7) **BUSINESS ARISING FROM THE MINUTES**

a) Operations Manager Report (Eric)

i) Several Mailbox locks/catches fixed

ii) Access control (FOB) database crashed and after the best efforts of Austin Security the database was mostly unrecoverable and software had to be reinstalled requiring all FOBS to be verified & re-entered. The system had not been set up to back itself up but it is now automatically backing itself up to a USB stick weekly.

iii) Some interactions with difficult tenants; follow up with unit owners and KDM.

- iv) Leak issue with [REDACTED] (also affecting [REDACTED] and [REDACTED]). Tristar came out to unblock the sink. Tristar also found the drain basket strainer to be split/leaking/needing replacement but didn't have the parts to do the work (fixed March 15, 2022). Save-on-Mechanical will be opening walls/cabinets to further investigate the origin on March 15, 2022. Remediation will be proceeding over the next three days.
- v) Pool pipe splitting; leaking section replaced by automated aquatics. Hot tub pump leak repair to follow March 15, 2022.
- b) Bylaw updates – Alma has received some documentation from Willis Law; Alex to follow up with Alma.
- c) Amenities Rooms – See ii) in Operations Manager Report re. FOB database.
- d) Front Door timer lock – Some issues with people disabling lock from outside, this external issue has been resolved, still an issue internally.
- e) Parking stall rental by Corporation – Alex will get the numbers via email and board to review at the next meeting.
- f) Trouble Units – Discussed during Operations Manager Report (item iii)

8) CORRESPONDENCE – N/A

9) NEW BUSINESS

- a) Water loss issues with [REDACTED], [REDACTED] and [REDACTED] – Discussed during Operations Manager Report (item iv)
- b) Summer Lawn Maintenance/Flowers
 - i) Pricing for spring clean and summer maintenance appears to be in line with other companies. Will likely proceed.
 - ii) **MOTION** to move forward with Stingray for spring clean and summer maintenance - **MOTION** by Tara **SECONDED** by Warren.
 - iii) Alex will get additional quotes for Parkade Power Wash & Scrub as the price with Stingray has increased substantially this year.

10) DATE OF NEXT MEETING – April 12, 2022

11) ADJOURNMENT – Adjourned at 8:16 PM