

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday April 12 2022 7:00 PM – Zoom Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:05 PM
- 2) **QUORUM** – Obtained with 7 out of 7 members present.
- 3) **DELEGATIONS – N/A**
- 4) **APPROVAL OF THE AGENDA – MOTION** by Alma, **SECONDED** by Warren to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Jess, **SECONDED** by Yulia to approve the meeting minutes of March 15, 2022 as presented. **CARRIED.**
- 6) **FINANCIAL REPORT**
  - a) Approval of financial Statements –February 2022 **MOTIONED** by \_\_\_\_ **SECONDED** by \_\_\_\_ **CARRIED.**
  - b) Approval of cheque register dated April 12 2022 **MOTIONED** by \_\_\_\_\_ **SECONDED** by \_\_\_\_ **CARRIED**
  - c) Arrears
- 7) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report (Eric) –
    - i) Fixing a fair number of mailboxes and clean up general look of the mail room. Will be covering up the clear window so that people can't see boxes with mail in them.
    - ii) Eric has been covering for Tony while he was away for two weeks.
    - iii) Several leaks, overflows blocked freed, resulting in several overflows in suites below.
    - iv) drain stacks xx12s steamed, source of issue appeared to be potting soil put down sink in one of the top units.
    - v) Generator issues, leaking pump and valve cover gaskets. Looking to Cummins mechanics to provide repair solution.
    - vi) ■■■ tenants had a leak that soaked through to the men/women's sauna & fitness room areas. Save-on called out. Drain flange was broken and has been replaced (March 24). To be billed back to ■■■. Used Renaissance's air movers until 20th

century came in the morning (march 25) to access and placed several pieces of their own equipment. Also to be billed back to [REDACTED].

vii) Two false fire alarms due to leak down of high-pressure section of sprinkler system. Eric had a tech out who provided a solution to eliminate the high-pressure section, a pressure pump & valve. This should prevent this type of pressure fluctuation false alarm in future.

viii) Working with 20<sup>th</sup> Century on a few flooding issues.

ix) Some soundproofing efforts in a couple of suites.

b) Bylaw updates – Would like additional discussion with the lawyer for some additional clarification items that have been brought up by the current board.

i) Next step will be releasing the draft minutes, followed by one month for owner review, followed by a meeting with Hugh Willis to answer questions from the entire ownership prior to moving forward with special resolution.

c) Amenities Rooms – Consistent traffic. Pool seems fine. Hot tub seems a bit off and on with the level of fill – no major issues of concern.

i) Treadmill seems to be worn out. The incline is no longer working. Alex will follow up with Eric re. servicing treadmill/lifespan and depending on outcome possibly discuss replacement.

d) Parking stall rental by Corporation

i) Was brought to the board about a year back.

ii) 1-2 members of the board looking at purchasing to increase time to sell to corporation since it requires a special resolution to purchase. Costs related to purchase could be reimbursed by the board. Alex following up.

e) Trouble Units

i) Majority of tenants in trouble units are no longer in the building.

f) Water loss issues with [REDACTED], [REDACTED] and [REDACTED]

i) 20<sup>th</sup> Century has been completing remediation and repairs. Alex has been working with owners separately when it comes to the rebuild and Eric has been coordinating with them as well.

ii) Reviewing standard unit specifications that were completed last year.

g) Parkade Sweep

- i) No date yet. Were able to get a good price. Alex waiting on date and will notify the board, Eric and get notification to the owners.
- ii) The corporation will charge back the cost of towing any vehicles that aren't moved after the parkade sweep. Units will be listed in the next meeting minutes and motion to be passed by the board to approve. **MOTION** by Alma, **SECONDED** by Janey to approve as presented. CARRIED.

**8) CORRESPONDENCE**

**9) NEW BUSINESS**

- a) Building Security Police presentation – set up meeting in the next 30 days with members of the board
- b) Renaissance Place Website – Renaissance-Place.com (under a new web host). He will start to populate. Any pictures/items that we want on the website, the web host will be creating portals so owners can review meetings minutes and general documents for owners. Domain was just brought back to our possession.
- c) Flowers for upcoming summer
- d) In Camera discussion with Board of Directors

**10) DATE OF NEXT MEETING – May 10, 2022 at 7:00PM**

**11) ADJOURNMENT – Adjourned at \_\_\_\_ PM**