

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**May 10 6:00 PM – Zoom Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 6:04 PM
- 2) **QUORUM** – Obtained with 5 out of 7 members present.
- 3) **DELEGATIONS – N/A**
- 4) **APPROVAL OF THE AGENDA – MOTION** by Janey, **SECONDED** by Yuliya to approve the agenda as modified. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Yulia, **SECONDED** by Janey to approve the meeting minutes of April 12 2022 **CARRIED.**
- 6) **FINANCIAL REPORT**
  - a) Approval of financial Statements –April 2022 **MOTIONED** by Alma **SECONDED** by Warren. **CARRIED.**
  - b) Arrears was reviewed by the Board
- 7) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report (Eric) –
    - Heating pump bearing/impeller repair by save on pump still was making concerning noise when running so now save on is awaiting new parts.
    - Several leaks from zone valves discovered fixed during ..
    - Two heating shutdown to replace groups of suites that needed isolation valves and some zone valves.
    - I have been fixing several mailboxes
    - Awaiting Cumins to prepare rebuilt fuel pump and multiple leaking gaskets for emerg generator.
    - A few more or the remaining florescent led lights converted to LED fixtures
    - Parkade wash scheduled Towing arranged june16 all on ONE day ..so..
    - Attempting to get a permit to allow street parking from the city during parkade cleaning..
    - Much fewer homeless found during night checks of the building
    - Still evidence of two incidents of drug use and human defecation in the parkade

- Broken work phone replaced with used/refurb one of the same model, data transferred to new device.
- Utility Trailer fully repaired after [REDACTED]'s unauthorized use/damage
- Trailer tire punctured at dump, replacement tire was unavailable and current tires were 5 years overdue any so replaced them.
- Minor paint repairs in the sauna room.

b) Meeting with Community Officer (Cst. Jakubowski)

The Board would like to meet with the Cst. On May 18<sup>th</sup> at 1130am or Noon, Alex will confirm

c) Bylaw updates

Grant had items that he would like to discuss further, the Board felt that a meeting one on one with Hugh and Grant be appropriate, Alex will arrange.

d) Parking stall rental by Corporation

The Owner wants to sell the stall, however the Corporation cannot buy it without a special resolution, it would have to be sold to a current Owner in the building.

e) Troubled Units -Unit [REDACTED] still access through the back gate. Alex and Eric will discuss reinforcing this area with different latches for the gates.

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

Remediation completed and quotes coming in for rebuild of the 3 units. All costs will be charged back to the originating unit ([REDACTED]) up to the \$50,000 deductible. Owner will make a claim on their person insurance.

g) Parkade Sweep

Has been scheduled for June 16<sup>th</sup> notices will be posted throughout the building

h) Window Frosting for Operations Office in Lobby

Alex discussing with Eric and has a window company that will be coming down to complete some measurements for frosting in the front lobby.

i) OHS Defibrillator onsite

There is a defibrillator in the lobby, and Eric just bought replacement pads for it and he's got a replacement battery for when it dies. Voice prompt unit and tells you how to use it. Right side by elevators

j) Back Gates

Welding has not been completed yet. They have reviewed it, and will come with a generator and welder and complete it in the next week or so.

k) Flower beds

Damages to the flower beds. Via email, it was authorized to get Yuliya money to redo the flower beds.

Corporation was able to identify unit causing damage to front flowerbeds. Motion to chargeback [REDACTED] a total of \$500 for the time and material to restore the flower bed.

**MOTIONED by Warren SECONDED by Jessica CARRIED**

l) Site Staff Job Description

Rough draft submitted to Tony and Eric. Tony provided some notes and Eric's will be coming soon. Grant hopes to have back for review of board next month.

**8) CORRESPONDENCE**

**9) NEW BUSINESS**

a) Window frosting on the lobby office windows

It was recommended that the Corporation look into having the glass frosted to add privacy and security to the building office.

b) OHS Defibrillator -one is on site by the elevators, who knows how to use it

In camera discussion by the Board of Directors,

**10) DATE OF NEXT MEETING – June 14 , 2022**

**11) ADJOURNMENT – Adjourned at 7:38 PM**