

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
June 14 2022 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:03 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 Yuliya to approve the agenda as modified. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Jessica **SECONDED** by Warren to approve the meeting minutes of May 10 2022 as presented. **CARRIED.**
- 6) **FINANCIAL REPORT**
 - a) Approval of financial Statements –May 2022 **Statements not ready, to be deferred to the July Meeting.**
 - b) Approval of cheque register dated June 14 2022 **MOTIONED by Warren SECONDED by Yulia CARRIED**
 - c) Arrears
 - d) Approval to remove \$471 charge to unit [REDACTED] **MOTIONED by Alma SECONDED by Grant. CARRIED**

[REDACTED] – chargeback for damage to trailer. Additional chargebacks for water loss. Owner is aware of these charges.

[REDACTED] is still in legal and is going to court. They are going to be going to court

Some units paying the wrong amount in April and May and KDM has been in touch with owners to clear up in July - Unit [REDACTED], [REDACTED] and [REDACTED]
- 7) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - Men’s Sauna thermostat fixed
 - Front stairs quoted
 - *Board reviewed quote at meeting and discussed options. To be discussed further.*
 - Fire sprinkler modifications completed to eliminate false alarms from pressure drop/bump issues
 - Generator repair fuel pump and leaking gaskets repaired by Cummins

- Eric tested and adjusted generator engine RPM to correct speed to output correct power HZ
- Section of sprinkler pipe to be replaced soon in water cage
- Save-on:
 - Several parkade floor drains to be replaced soon and split cast iron storm drain pipes with FXR plastic ones
 - DSC alarm Dialer Monitoring trouble. A fix in progress. UPS to be installed soon after monitoring tech comes
 - Zone valves replaced when likely not needed (problem was with a compressor valve). Eric spoke with Pricilla at Save-on who should refund KDM not to bill back to [REDACTED], [REDACTED]
 - Heating rise leak, 2 sets of isolation valves replaced at same time
- Video investigation shows, AirBNB customer damaged front flowerbeds
- Failed pool valve, resulted in shutdown and very difficult valve replacement. assisted Save-on during work.
- Parkade split/leaking cast iron replaced with PVC Pipes
- Lobby overhead door spring broke and fell. Ordered a safety brake to be installed to prevent serious injury <\$1000
- Remotes
 - Another stolen garage remote. Reprogramming lobby remotes
 - Current remotes are discontinued. Eric has found a keychain single button remote.
 - Austin security provided quote for a fully integrated RFID garage remote upgrade (each remote is unique and doubles as a FOB for facilities -if programmed to do both) this system would allow tracking of every user that opens the garage, allowing for better management of who is entering, damages, and deleting single remotes without affecting anyone else. This would be an expansion of our existing access control FOB system) quote approx. \$7,450 forwarded to Alex.
 - Eric is asking for a quote from Total Integration, Creative Door and Overhead Door, (the latter two would have their own standalone systems that would NOT be interconnected to our current system)
- Cleaned up emergency generator floor from previous leaking fuel/oil issues now fixed
- Monitoring pneumatic system alternator for reliable alternation.
- Sammy's employee broke the torchiere glass on one of the Chinz n Co floor lamps. Have not found any suitable replacements, manufacturer is out of business. None found at habitat for humanity restores or architectural salvage places.
 - Can leave it as is and keep looking for a pair of matched torchier glasses or just get rid of both floor lamps and look for a replacement wall or ceiling lighting piece(s).
- Requested KDM to get [REDACTED] to remove their black privacy screening and their white/clear enclosed patio walls.
- Issues with problem units.

b) Meeting with Community Officer (Cst. Jakubowski)

Alex to confirm meeting on site at lobby 1:00 pm, June 21 (Eric, Grant, Janey, Yuliya and Alma).

c) Bylaw updates

Grant met with Willis Law. Discussion re. definition of the purpose and concerns re. pet policy and tenant wording related to pets. Alex will contact Hugh to meet with the board for further discussion.

d) Parking stall rental by Corporation

Alex has been in touch with the owner of the parking stall. Lawyer will get in touch with some particulars. Will update.

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

Ongoing. [REDACTED] has been completed. [REDACTED] has taken a payout for the rebuild portion of their unit. [REDACTED]'s owners are taking possession of the unit and having trouble differentiating between damage prior to water loss and water loss itself. Quotes provided by 20th Century is based solely on water loss portion. Alex working with 20th Century and with 1207 and their insurance company.

f) Parkade Sweep

June 16, all three floors to be done on the same day.

g) 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.

h) 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

i) 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.

j) 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

k) 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) Pet Policy

Any current policy must be based on (d) of the current bylaws, not future bylaws right now. Owners responsible, not the tenant. Alma will draft a policy and send by email for discussion at the next meeting.

10) DATE OF NEXT MEETING – July 12, 2022

11) ADJOURNMENT – Adjourned at 9:31 PM