

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
September 13, 2022 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:09 PM
- 2) **QUORUM** – Obtained with 6 out of 7 members present. Regret from Jessica
- 3) **APPROVAL OF THE AGENDA – MOVED** by Yulia, **SECONDED** by Tara to approve the agenda as amended. **CARRIED.**
- 4) **APPROVAL OF MINUTES** –
MOTION to approve the meeting minutes of August 16, 2022 as presented.
MOVED by Janey, **SECONDED** by Tara **CARRIED.**
- 5) **FINANCIAL REPORT**
 - a) **MOTIONED** to approval of financial Statements –July 2022 as information only
MOTIONED by Warren **SECONDED** by Tara. **CARRIED.**
 - b) **MOTION To** approval of cheque register dated August 16 2022 **MOVED** by Warren
SECONDED by Alma **CARRIED**
 - c) Arrears the current arrears
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report–August & September
 - ■■■/■■■ kitchen drain pipe leak all accessible drainage pipes replaced in both units ■■■ hot water supply line elbow fitting separated flooding unit. building shutdown, fixed. Building's responsibility due to not covered by bathroom isolation valves.
 - ■■■ toilet overflow, 20th century called to clean & dry. owners responsibility to bill back to ■■■
 - ■■■ Minor damage in ■■■
 - Shutdowns for new heat & water isolation valves, removed unused laundry hookups in ■■■
 - ■■■ was doing work himself and failed to ensure that the floor seams were sealed, so self levelling compound leaked down through 2 units to ■■■... I responded when ■■■ called with ■■■ owner to clean and dry ■■■ asap.. issue is between new uninsured owner ■■■ & ■■■ & ■■■ owners I put in 2 hours OT and supplied my own personal (on loan to building) air mover to dry ■■■ asap. OT +100 for fan rental should be billed back to ■■■ owner Marco

- Unit [REDACTED] has leaking radiator zone valve leaking into -> [REDACTED] put on list for replacement during next shutdown, loaned a boot tray to catch leaking water appears to be a long term leak gone unnoticed by [REDACTED] owner to owner responsibility. [REDACTED] owner will need to contact [REDACTED] for paint/plaster sealing touchups etc
- Emerg Generator semiannual service testing done.
- Pool is closed until Save On can replace failed deck drains, and tile can be repaired.

b) **Pool Closure**

Tristar is installing the new deck drains starting today, tile work will start on Friday and resume the following week. Pool will open after Health Department do their inspection We anticipate the pool to open the last week of September. test pass and approval looking like last week of sept

c) **Parking Stall rental-update**

Both parties have agreed in principle to the \$500 per month rental for the space.

d) **Back gates**

Modifications have been completed, and signage has been installed. This has improved the comings and goings through this area.

e) **Bylaw review with Hugh Willis**

Revision 5.1 was completed after meeting with Grant, since then some other items have come up that the Board would like to speak with Hugh Willis, a meeting has been set for September 14 2022 via zoom.

f) **Pets**

The concerns raised recently will be discussed with Mr. Willis to see what options are available for Bylaws.

Further discussion re. patio engagement and resident events on patio.

g) **Board Code of Ethics**

Alex explained that there will be a CofE in the new Bylaws, in the interm he will send each member a genic copy to be signed and filed with KDM. Bylaw review updates – separate September meeting with Hugh Willis September

8) **CORRESPONDENCE**

Correspondence discussed from Unit [REDACTED] and Unit [REDACTED].

[REDACTED] concern is in the past there has been issues with the heating in his unit and he would like to have a proactive approach to making sure that the heating system is working properly in time for the winter season. Alex will follow up with Eric and in turn Save on Mechanical.

[REDACTED] expressed concerns with the excess heat in the parkade in the summer months, the dated look of the hallways and the lack of notice given for the generator testing.

9) **NEW BUSINESS**

a) **Water loss in [REDACTED]**

During the repairs of the original water loss of Unit [REDACTED] into [REDACTED], there was an additional loss that occurred specifically to Unit [REDACTED]. During the rebuild phase a water supply line spontaneity let loose and cause further damage in unit [REDACTED]. Eric had the water shut off

right away and 20th Century were called to site to ,mitigate any further damage. This new loss will prolong the rebuild in this unit.

b) **Drones**

It has been observed that there has been a drone that has flown up one side of the building and then it was seen to enter in a balcony we are unsure of the floor and unit. This will be discussed with Mr. Willis about added into the bylaws.

c) **Interior refurbishment**

In response to Unit [REDACTED] inquiry to interior upgrades, the Board discussed the possibility of updating the utility closet doors that are in the hallways by the elevator, possibly to a barn style door. There was also a discussion of updating the 19th floor ceiling and the elevator lobby flooring. There is also exterior panels that need to be replaced. Alex has been talking with Great Canadian Exteriors for options.

d) **Resident Notification.**

It was agreed that more notices about the generator testing the better, by the elevator and the mail room

10) DATE OF NEXT MEETING – October 11 2022

11) ADJOURNMENT – Adjourned at 8:36 PM