

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
November 2, 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 4 out of 7 members present.
Regrets from Jessica, Tara & Warren
- 3) **APPROVAL OF THE AGENDA – MOVED** by Janey, **SECONDED** by Grant to approve the agenda as presented **CARRIED**.
- 4) **APPROVAL OF MINUTES** –
Approval the meeting minutes of October 11 2022 was deferred until they can be distributed to the Board of Directors.
- 5) **FINANCIAL REPORT**
Earlier this week, Alex forwarded an email and letter from the president of KDM, explaining issues that they are experiencing with their financial software and server provider. Due to this the October financials and the October cheque run has been delayed. There are assurances that the software provider will have their servers up and running by next week. Once it is possible for KDM to complete the financials and cheque runs the Board will be contacted.
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) **Operations Manager Report**–With the snow fall that occurred today and the ongoing pipe and parkade repairs underway, Eric was unable to attend tonight.
 - b) **Bylaw review with Hugh Willis**
The Draft Bylaws will be distributed right away to the Board
 - c) **Various water losses**
There has been some minor water losses that are being worked on. Unit [REDACTED] communicated with KDM there hasn't been any movement on this repair. Alex will communicate with Eric and a contractor to get this started.
 - d) **Interior upgrades**
This items will be deferred until Board members and Eric can be present, but the focus right now will be the elevator thresholds on each floor.
 - e) **Air BnB's**
So far we have not been able to determine the units.

f) **Annual General Meeting**

The Board discussed that last year the virtual meeting was very well attended and would like to continue with that for the next AGM. In 2021 a third party provider hosted the meeting, this year Alex suggested that he can host the meeting via zoom, and could be just as successful. There may be an add on service that can be done through zoom for electronic voting for the Board elections. All other matters of voting can be done via real time. Alex will look into options.

8) **New Business**

a) **Distribution of Board meeting Minutes**

Grant commented how the hard copy minutes we have available in the mail room often get stolen, and if there were any alternatives to having minutes available. Alex explained that there is an active website <https://renaissance-place.com/> where documents including approved board meeting minutes are posted. This is a good alternative, and it was suggested that Eric keep the hard copy of the minute binder in the office.

b) **Newsletter**

The Board discussed that a Newsletter should be prepared, earlier this year an online newsletter was created and it was very good. Board will discuss articles for the Newsletter.

9) **Correspondence** None

10) **DATE OF NEXT MEETING – December 13, 2022 7pm**

11) **ADJOURNMENT – Adjourned at 8:13 PM**