

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday December 20 2022 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:01 PM
- 2) **QUORUM** – Obtained with 4 out of 7 members present.
Regrets from Jessica, Tara & Janey
- 3) **APPROVAL OF THE AGENDA – MOVED** by Yulia, **SECONDED** by Alma to approve the agenda as presented **CARRIED**.
- 4) **APPROVAL OF MINUTES** –
MOTION To approve the meeting minutes of October 11 2022 and November 2 2022
MOVED by Yulia, **SECONDED** by Grant **CARRIED**.

1) **FINANCIAL REPORT**

Alex briefly reviewed the October Financials state eh balance of the Operating and Reserve Accounts, including the GIC's He stated monthly line items discussing the utility expenses. The November statements should be received shortly and will be distributed to the Board once received.

Alex will now email out scanned copies of the cheques each cheque run to the Board so that they can all review if they wish.

2) **BUSINESS ARISING FROM THE MINUTES**

- a) **Operations Manager Report**–Eric was unable to attend as he was dealing with the parade garage door, which had malfunctioned.
- b) **Repairs in the Parkade** Osco Concrete is nearing completion of the repairs in the parkade. Grant has asked for a copy of the invoices and he will review the work invoiced and the actual work completed
- c) **Various water losses**
In unit ■■■ Kalloway Construction is working on the repairs and in Unit ■■■ Service Master is working with the Owners insurance to complete the flooring.
- d) **Interior upgrades**
Eric relayed that new flooring for elevator landings and lobby intercom vestibules are completed. Alex will look for an interior company that can assist with the electric room doors and he will connect them with Eric.

e) **Air BnB's**

The board discussed options on investigating the units that is an Air BnB

f) **Annual General Meeting**

The Board will wait until January to find a date for the AGM

8) New Business

a) **Noise complaint received from [REDACTED] about [REDACTED]**

KDM had received a couple of complaints from the Owner of unit [REDACTED] about the above unit and hearing yelling, arguing, and stomping. Alex spoke with the Owner of [REDACTED] he spoke to his tenants and had responded saying that they acknowledge the noise and that they have received rude notes form the unit below on their door. The Board directed that a letter be sent to [REDACTED] based on the recent complaint in order to have a paper trial

b) **Unit [REDACTED] misuse of building amenities**

After the tenant had been caught in the hot tub/pool area with alcohol and glass their fob was deactivated along with the Owner of the Unit. There was a fine levied of \$200 for the investigation time for the incident. The Board decided that the tenant pay the fine to have their fob re-activated, but the Owner who does not live in the building fob is to remain deactivated.

9) DATE OF NEXT MEETING – January 10, 2022 7pm via zoom

10) ADJOURNMENT – Adjourned at 7:53 PM