

Minutes
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday March 14,2023 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:02 PM
- 2) **QUORUM** – Obtained with 7 out of 7 members present.
- 3) **DELEGATIONS – N/A**
- 4) **APPROVAL OF THE AGENDA – MOTION** by Yuliya, **SECONDED** by Alma to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES** – January 10, 2023 & February 14, 2023
MOTION by Grant, **SECONDED** by Tara to approve the meeting minutes of January 10 2023 as presented. **CARRIED.**
MOTION by Grant, **SECONDED** by Tara to approve the meeting minutes of February 14 2023 as presented. **CARRIED.**
- 6) **FINANCIAL REPORT**
MOTION by Alma, **SECONDED** by Yulia to invest \$600,000 total from Reserve Fund (\$200,000 for 6 months at 4.3%, \$200,000 for 9 months at 4.45%, and \$200,000 for one year at 4.75%). **CARRIED.**
MOTION by Tara, **SECONDED** by Warren to place a caveat on unit [REDACTED] if no payment is received by March 31, 2023 **CARRIED.**
MOTION by Tara, **SECONDED** by Warren to place a caveat on unit [REDACTED] if no payment is received by March 31, 2023. **CARRIED.**
 - a) Approval of financial Statements –January 2023 **MOTIONED** by Alma **SECONDED** by Janey. **CARRIED.**
 - b) Approval of cheque register dated March 2023 **MOTIONED** by Warren **SECONDED** by Alma. **CARRIED.**
- 7) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report
 - i) Future Pool Repairs-engineers review – Asked for quote from Wade Engineering. Said that based on scope, don't need engineering. Alex following up with Automated Aquatic.

- ii) Metal cladding (replace damaged siding strips with similar red corrugated strips to match the awning. Getting second quote.
 - iii) Domestic water pressure booster pump failed. Replace or upgrade? Have quote from Save-on-Mechanical. Board in favour of upgrade. Because of the cost asking for second quote.
 - iv) Garbage chute concerns – fire hazard concern. Discussion to shut down the chute. Alex will get quotes from Summit Lock and Safe, and Dial Lock.
- b) Annual General Meeting
- i) Given some deadline to accountant for once the year is completed and we've been told they can do a quick turnaround for us.
- c) Bylaws
- i) Decided to remove the purpose statement in bylaws. Alex will confirm with Willis and we will send out package for review.
- d) Operating Budget
- i) Alex sent out draft. Package went out with 5% increase. Went out by email to all owners who have email with them and sending out hard copy to everyone that wants a hard copy of documentation.
- e) Otis Elevator – impact fee. Alex contacted and challenged Otis and they will be removing the impact fees from all elevators they have with KDM management.

8) CORRESPONDENCE

9) NEW BUSINESS

- a) Parkade Sweep and scrub (booked April 20, 2023). Will put up notices to remind owners to remove vehicles that day and remove items from parking stalls.

10) DATE OF NEXT MEETING – April 11, 2023

11) ADJOURNMENT – Adjourned at 8:49 PM