

**Minutes**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday April 11,2023 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 6 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** – March 14, 2023

**MOTION** by Warren, **SECONDED** by Tara to approve the meeting minutes of March 14,2023 as presented. **CARRIED.**

**6) FINANCIAL REPORT**

The monthly financial report was presented by Alex and the Board reviewed the document. GIC's were purchased as outlined last month.

Unit [REDACTED] has contacted our offices and has authorized payment to be completed April 1, However the payment did NSF, we have reached out to the Owner by phone with no response.

Unit [REDACTED]-there has been no response and caveat will be placed.

- a) Approval of financial Statements –February 2023 **MOTIONED** by Alma **SECONDED** by Janey. **CARRIED.**
- b) Approval of cheque register dated April 2023 **MOTIONED** by Alma **SECONDED** by Warren. **CARRIED.**

**7) BUSINESS ARISING FROM THE MINUTES**

- a) Operations Manager Report -Presented by Eric
  - i) Garbage chute has been closed as a large section had come apart in a section of the chute last week, Summit lock and safe installed deadbolts on the chute room doors on each floor
  - ii) Semi annual testing of the emergency generator was completed.
  - iii) Parking Cleaning will be completed shortly and there will be membrane/concrete repairs completed by Osco as part of the Reserve Fund Plan for 2023.

- iv) Eric will bring in Birch Fumigators with a K-9 to inspect the Common hallways, lobby, ammenties rooms for Bed Bugs.
  - v) Tenant Issues with Unit ■ causing damage to the flooring of the lobby, a charge back will be applied once the invoice is received.
  - vi) Deficiencies identified from the annual fire safety inspection are being completed.
- b) Bylaws
- i) Still waiting on the amended bylaws to be received..
- c) Exterior Façade Repair – one quote has been received, we are anticipated another quote from Shamrock Construction.
- d) Parkade Cleaning is scheduled for April 20<sup>th</sup>, Kingsway Towing will also be present to move vehicles.

**8) CORRESPONDENCE**

**9) NEW BUSINESS**

- a) Damage to Vestibule and by a tenant kicking the Boot boy in lobby. The Board discussed that the costs for the damages will be charged back to the Unit.
- b) Front Concrete steps – The Board would like to consider having the steps replaced this year, and discussed possible options.

**10) DATE OF NEXT MEETING – May 9, 2023**

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