

Minutes
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday May 9, 2023 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:04 PM
- 2) **QUORUM** – Obtained with 6 out of 7 members present.
- 3) **DELEGATIONS – N/A**
- 4) **APPROVAL OF THE AGENDA – MOTION** by Tara, **SECONDED** by Alma to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES** – April 11 2023

MOTION by Yulia, **SECONDED** by Janey to approve the meeting minutes of April 11 2023 as presented. **CARRIED.**
- 6) **FINANCIAL REPORT**
 - a) Approval of financial Statements –March 2023 **MOTIONED** by Alma **SECONDED** by Warren. **CARRIED.**
 - b) Approval of cheque register dated May 2023 **MOTIONED** by Warren **SECONDED** by Alma. **CARRIED.**
- 7) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report
 - i) Pool make up air (MUA) flame failure: save on mechanical came to check it over & restart
 - ii) Parkade cleaning: went well,, lobby showing lots of salt coming through the membrane from original membrane failures, will be repaired by OSCO, at a heavily discounted rate when other work is done.
 - iii) K9 bedbug detection, dog did a sweep of common areas, halls, rec, areas lobby, laundry, garbage rooms, Bin room, shop, office, **nothing found.**
 - iv) OSCO starting parkade repair work. had to push hard to get work done in the spring when failed areas are more easily visible right after garage washing. This is their peak outdoor season, they've required us to do larger areas with more guys to shave a few weeks off of the time line, it has been difficult to relocate so many vehicles but so far it has been manageable. Possible damage caused by Unit [REDACTED], when they moved the barricades and drove over recently finished areas. Eric will monitor if

there is damage. **Alex to contact Owners and fine them for failing to obey traffic control devises**

- v) Lawn rejuvenation - Would like to order several landscaping boulders to be delivered to the SW corner to reduce the number of people cutting the corner & driving over the sw lawn.
- b) Bylaws-Waiting on response from Willis Law
- c) Garbage Chute Shutdown - There has been minimal pushback for the residents in regard to the shutdown.
- d) Parkade Cleaning – The Board would like to see an addition dry sweep take place in February, this will lessen the impact required in a spring full sweep and scrub.
- e) Front Entrance Concrete Step Replacement - three quotes were reviewed ranging from \$13,500-\$75,000. These quotes were replacing like with like. It would be a bare concrete finish light grey in colour (like a city sidewalk) The Board discussed at length the aesthetics that the staircase should have, weather it be a change in configuration, or colour of the concrete or having exposed (aggregate) and wanted to see if there were other options, Alex will follow up

8) CORRESPONDENCE

9) NEW BUSINESS

- a) Landscape- The Board would like to go ahead with the purchase of boulders as Eric suggested with a budget of \$1000

10) DATE OF NEXT MEETING – June 13, 2023

11) ADJOURNMENT – Adjourned at 8:49 PM