

AGENDA
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday August 8 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:08 PM
- 2) **QUORUM** – Obtained with 6 out of 7 members present.
- 3) **APPROVAL OF THE AGENDA – MOTION** by Alma, **SECONDED** by Tara to approve the agenda as presented. **CARRIED.**
- 4) **APPROVAL OF PREVIOUS MINUTES** – July 11, 2023

MOTION by Jessica, **SECONDED** by Warren to approve the meeting minutes of July 11, 2023 as presented. **CARRIED.**

5) **FINANCIAL REPORT**

- a) **June Financials**
- b) **Arrears** (unit foreclosure process starting)
- c) *Approval of cheque register dated June 07 2023* **Cheques will be sent via courier tomorrow (August 9, 2023)**

6) **BUSINESS ARISING FROM THE MINUTES**

- a) Operations Manager Report

New Corian surface for box by elliptical in recreation room. Lawn work, filling, seeding and watering continues. Lakes from dishwasher from ■■■ down to ■■■ continues. ■■■ bedroom patio door damage repair (hinge screws loosened until stripped out and hinges no longer attached and bent). Main emergency backup elect panel repair by Triad Electrical including 3 photoelectric sensors repair. Sprinkler system repairs & valve replacements. ■■■ had issue with smoke and opened suite door to ventilate; fire panel was bypassed during power outage so fire department was not called. XX01's kitchen drain stacks have been steamed. Complaints re. excessive traffic through patio and alley at ■■■. Noise and other incident complaints related to ■■■.

- b) Bylaws- Next steps. Alex was meant to send board copy of cover letter. He will be sending out August 9 informing the owners re. repealing existing bylaws and replacing with new.
- c) Front entrance concrete step replacement – Alex will be getting engineering quotes in early fall to complete project in the spring.
- d) Pool Repairs – Integrated Aquatics will be onsite August 10 to complete a review of the existing conditions of the pool/liner/piping and then provide a report and proposal for repairs. Eric will be there for the walkthrough with them.

- e) Unit ■ Water loss. Repairs are almost complete. One unit looking for payout (convenience to renovate. Alex has gotten quote for what repairs would have been. These will all be charged back to the originating unit. Waiting for numbers, will be collating and then provide those numbers to owners.

8) CORRESPONDENCE

9) NEW BUSINESS

- a) AGM – KDM looking at draft audit presented to board in September and then AGM will follow. Potentially meet before next meeting to review to push up AGM date.

10) DATE OF NEXT MEETING – September 12, 2023

11) ADJOURNMENT – Adjourned at 8:03 PM