

AGENDA
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday October 17 2023 7:00 PM – Zoom Meeting

1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:03 PM

2) **PRESENTATIONS; Donnelly LLP**

Pei San, the Corporation accountant from Donnelly LLP presented the March 2023 audit to the Board of Directors. It was a clean audit and there was nothing out of the ordinary. Pai San will also be available to present to the Owners at the Annual General Meeting.

MOTION: to approve the 2023 Audit **MOVED:** Alma **SECONDED** by Tara **CARRIED**

3) **QUORUM** – Obtained with 5 out of 7 members present.

4) **APPROVAL OF THE AGENDA – MOTION** by Alma, **SECONDED** by Tara to approve the agenda as presented. **CARRIED.**

5) **APPROVAL OF PREVIOUS MINUTES – MOTION** by Grant, **SECONDED** by Tara approve the meeting minutes of August 8 2023 as presented. **CARRIED.**

6) **FINANCIAL REPORT**

a) The August financials were presented and reviewed by the Board.

b) **Arrears** Proceedings have commenced with Unit [REDACTED] for the foreclosure, an appraisal has been completed, and Alma had signed an affidavit with Willis Law. Unit [REDACTED], a demand letter has been sent to the Unit again as well as the mortgage company, the next steps will take place in November if there is no correspondence

c) **MOTION** to approve the cheque register dated September 15 2023 **MOVED** Alma **SECONDED** by Yulia **CARRIED**

7) **BUSINESS ARISING FROM THE MINUTES**

a) **Operations Manager Report**

Lobby overhead door spring broke, creative door replaced springs replaced after temporary fixes failed, Repainted the entire sauna with protective sauna wood sealer. Steaming of xx11's this week. generator/fire system tests. Front stairs temporary repair done on several broken tread edges. Fall lawn fertilizer applied, P level Garage door repaired, 2 different issues and adjusted/serviced.

Elevator test completed, and elevator inspection completed

Mechanical Winter prep starting, opened parkade heaters adjusting boiler temps

Asked automated aquatics to quote on the additional work required to bring the pool to the current health department turn over standard vs keeping it grandfathered with 50% water turnover
Esplin Painting: completed garbage room door repainting (under 20th century)

and are now doing small leak & access panel repairs in 4 units Billing as Esplin Painting
replaced shorted fitness room bathroom ceiling light fixtures with LED fixtures

Fall cleanup: janitorial rooms , shop , boiler rooms, elec room, genset room etc..

- b) **Bylaws-** As of today's date we have received 9 in favour and 2 opposed (opposed due to the Non smoking bylaw)
- c) **Front entrance concrete step replacement** – A temporary repair has been completed on a few sections where chunks have fallen out. When seeking a scope of work from the engineering firm we would like to have them submit pricing for Aluminium/Steel steps as well as concrete.
- d) **Unit [REDACTED] Water loss.** Repairs are almost complete. Costs will be charged back to the originating unit. Waiting for numbers, will be collating and then provide those numbers to owners.
- e) **Annual General Meeting** Audit has been finalized, we can now call for an AGM, The Meeting will be virtual and coordinated with the third party hosting portal "Get Quorum" has previously hosted. Meeting will be November 21 2023. Notices will be sent to all Owners by Mail for those that request and by email.

8) NEW BUSINESS

- a) Water loss unit [REDACTED] from the kitchen sink being over flowed by the tap running. It affected down to [REDACTED] remediation was completed by 20th Century with First General completing the rebuild portion of the loss. The Owner of Unit [REDACTED] has already provided insurance information and will be charged back the amount of the loss up to \$50,000
- b) Unit Loss [REDACTED] Water loss unit [REDACTED] from water supply line for the dishwasher remediation was completed by 20th Century with Kalloway Construction completing the rebuild portion of the loss. The Owner of Unit [REDACTED] has already provided insurance information and will be charged back the amount of the loss up to \$50,000

9) **DATE OF NEXT MEETING** – November 17, 2023

10) **ADJOURNMENT** – Adjourned at 8:35 PM