

**MINUTES**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday April 16, 2024 7:00 PM – In Person**

- 1) **CALL TO ORDER** – The meeting was called to order by Janey at 7:04 PM.
- 2) **PRESENTATION** – N/A
- 3) **QUORUM** – Obtained with 7 out of 7 members present.
- 4) **APPROVAL OF THE AGENDA**
  - a) **MOTION to approve the agenda as amended. MOTIONED** by Tara, **SECONDED** by Jess. **CARRIED.**
- 5) **APPROVAL OF PREVIOUS MINUTES**
  - a) **MOTION to approve the minutes from March 19, 2024. MOTIONED** by Adrienne, **SECONDED** by Tara. **CARRIED.**
- 6) **FINANCIAL REPORT**
  - a) February and March Financials
    - i) Unable to discuss, as financials are not ready yet. To be tabled.
    - b) Arrears
- 7) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report
    - i) Bunch of leaks in heating risers – 3 building shut downs – seals replaced. As a result:
      - (1) Drywell and paint repairs to do; and
      - (2) Chemicals to be added to heating system.
    - ii) Heating boiler was shut down due to combustion issue – needs to be fixed again.
    - iii) Lock box on P level issue, but now fixed.
    - iv) Unit [REDACTED] sold – overly renovated and no record of building permit - will discuss with KDM and see what we legally need to do.
    - v) Unit [REDACTED] – issue of items piled up on patio – will discuss with KDM.
  - b) New Window Request Unit [REDACTED]
    - i) No doors on new quote – needs to go back to KDM.
    - ii) KDM to communicate with owner – quote needs to be updated.

- c) Engineers proposal for front stairs:
  - i) Concern is timeline.
  - ii) Price is okay.
  - iii) Table discussion on first proposal until board has time review.
  - iv) Possibly request that KDM obtain another quote.

## 8) CORRESPONDENCE

- a) Concerned with lack of correspondence from KDM.

## 9) NEW BUSINESS

- a) Emergency call numbers – lack of central agency for complaints, should be dealt with by KDM but our staff is doing this, which is resulting in a lot of overtime hours.
- b) Board members – considering that went votes happen, half the board remains the same.
- c) KDM contract – has not been renewed and was due last month:
  - i) Grant is interviewing other management companies.
  - ii) **MOTION to have month to month contract with KDM for six months to review our circumstances. MOTIONED** by Grant, **SECONDED** by Jess. **CARRIED**.
  - iii) Will add KDM contract to the next agenda.
- d) Bylaw update – tabled for now.
- e) Pool status – work has been done on the pool, want engineers report, maybe upgrade - will add it back on agenda, but tabled.
- f) Accessibility – no barrier-free parking at the building - back on agenda, but tabled.
- g) Waste removal - back on agenda, but tabled.
- h) Zone control valve responsibility vs isolation valve – tabled.
- i) Check signing (going digital):
  - i) KDM does not have the capability to go digital.
  - ii) To make signing cheques easier, we need to coordinate with KDM to sign cheques at meetings.
  - iii) KDM to determine when the best time would be.
- j) Engineers inspection; building integrity:
  - i) **MOTION to initiate a review of a need to get an inspection. MOTIONED** by Grant, **SECONDED** by Shawn. **CARRIED**.

b) Air BnB status:

i) Not in bylaws - KDM says here is a policy and Air BnB is not allowed.

ii) Grant will look into what our building is doing and report back.

**10) DATE OF NEXT MEETING – May 21, 2024 at 7:00 PM.**

**11) ADJOURNMENT – Adjourned at 8:38 PM.**