

**Minutes**  
**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday May 21, 2024 7:00 PM – In Person Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:18 PM.
- 2) **PRESENTATION** – N/A
- 3) **QUORUM** – Obtained with 5 out of 7 members present.
- 4) **APPROVAL OF THE AGENDA**
  - a) **MOTION to approve the agenda** by Shawn, **SECONDED** by Tara. **CARRIED.**
- 5) **APPROVAL OF PREVIOUS MINUTES**
  - a) **MOTION to approve the minutes of April 16, 2024** by Meghan, **SECONDED** by Shawn. **CARRIED.**
- 6) **FINANCIAL REPORT**
  - a) **March and April Financials** – provided but not discussed.
  - b) **Arrears-** N/A
- 7) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report
    - i) Parkade clean
      - Several cars to move, tow but other than Cliffs coming late towing went well enough
      - Possible dry sweep in the parkade
      - No electrical issues resulted from parkade washing
      - Plenty of water and sand to cleanup though ramps dirty as well
    - ii) Some parkade door issues, fixed
    - iii) Emergency and fire systems tests - nothing unusual. Will be refuelling generator asap
    - iv) Espilou still not available to do drywall/painting repairs and no eta on availability. Alternate contractor may be needed
    - v) Starting lawn fertilizing and weed & ant control
    - vi) Several unit to unit leaks, tubs/showers
    - vii) Starting isolation of parkade heaters

- viii) Handling Fire system inspection deficiencies hoses/extinguishers etc
- ix) Sale of Unit [REDACTED] complete but former owner has not moved out - bailiffs to follow
- x) Tenant in Unit [REDACTED] has moved out
- b) New Window Request Unit [REDACTED]
  - i) Owner is aware they are responsible for anything more than double pane
  - ii) Lawyer says corporation is required to replace windows
  - iii) Owner will submit invoice and corporation will pay double pane
- c) Engineers proposal for front stairs
  - i) Submitted proposal
  - ii) Wade Engineering - \$16,300, tendering, field review, 6.5% back end rate – will email to the board – decision in fall
- d) Reminder for people to only take their bikes through the parkade
- e) Emergency call numbers – we do have site staff so it's different then situations where there is no site staff
  - i) KDM and Eric communicate a lot – KDM always knows what is going on
  - ii) We need a job description for Eric and Tony
- f) KDM Contract
  - i) When switches to month to month 5% more, but KDM not charging corporation
  - ii) Contract expired in March
- g) Bylaw Update – 1400
  - i) Do raffle to encourage people to respond - \$250 – 60 day period
- h) Pool Status
  - i) Back in November quote for Automotive Aquatics (behind the scenes) - \$14,300 – to meet the current standard
  - ii) Need to get quote for the liner
  - iii) KDM will bundle quotes and present to the board
  - iv) Windows and tiles will also need repair
- i) Barrier Free parking – tabled for now
- j) Waste removal – nothing introduced yet – not until 2025

- k) Zone valve responsibility vs isolation valves
  - i) **MOTION that zone valve will be the responsibility of the corporation** by Shawn.  
**SECONDED** by Adrienne. **CARRIED.**
- l) Cheque signing - will continue to bring cheques to meetings
- m) Engineers inspection – building integrity
  - i) Board acting on preventative maintenance and is being proactive, such that an inspection is not needed
- n) Short term rentals
  - i) Nothing in bylaws to prevent short terms rentals
  - ii) Addressed in new bylaws

**8) CORRESPONDENCE**

- a) Complaints regarding Unit [REDACTED] – Air BnB

**9) NEW BUSINESS**

- a) Back deck garden; renewing/replacing soil
  - i) KDM will talk to Yulia & Partner
- b) Contract with Yulia & Partner; same payment arrangement as last year? Confirm amount.
  - i) \$500 a month and then expenses

**10) DATE OF NEXT MEETING – June 18, 2024 7:00 PM**

**11) ADJOURNMENT – Adjourned at 9:28 PM**