

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday, June 8, 2021 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:15 PM
- 2) **QUORUM** – Obtained with 5 out of 6 members present.
 - a) Present:
 - i) Tim Lown - President
 - ii) Alma Fadi – Vice President
 - iii) Warren Goertzen - Secretary
 - iv) Janey Ochotsky – Privacy Officer
 - v) Tara Wood – Director
 - vi) Yulia Kulchytska – Director - Absent
 - vii) Eric Demonye – Building Operator
 - viii) Suzie Johanson – Property Manager: KDM Management
- 3) **DELEGATIONS** – none.
- 4) **APPROVAL OF THE AGENDA – MOTION** by Tim **SECONDED** by Alma to approve the agenda as presented **CARRIED**.
- 5) **APPROVAL OF MINUTES – MOTION** by Alma **SECONDED** by Janey to approve the meeting minutes of May 11, 2021 as presented. **CARRIED**.
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) Some parkade repairs undertaken. More to be scheduled
 - ii) Lawn care: fertilizing, soil/seeding, ant control
 - iii) Leaking water into P level from SE gravel plaza addressed with membrane repairs
 - iv) Heating control compressor issues resolved
 - v) Chemical injection ports in pool moved to better position
 - vi) Vacation schedule for Eric and Tony between July 9-30

- vii) MOTION by Alma, SECONDED by Tim that “small car only” signage and painted box indicating length of stall be added to guest parking spots
- viii) Working with owners to settle various inter-unit disputes
- b) Legal # [REDACTED] – board members meeting with owner on June 10 for discussion of building envelope report.
- c) Bylaw updates – tabled until next meeting with corporation lawyer on outstanding topics.
- d) Reserve Fund Expenditures:
 - i. Foundation & Parkade : in progress.
 - ii. Makeup Air Units (Building) – continuing upkeep and monitoring
 - iii. Pool - tabled
- e) Amenities – tabled until further direction on restrictions
- f) Annual General Meeting – planning for September 14, 2021 with virtual option provided
- g) Fibre optics – tabled
- h) Noise concerns
 - i) standard letter being written to owner of legal [REDACTED].
 - ii) Meeting of legal units [REDACTED] and [REDACTED] being set up for June 15

7) FINANCIAL REPORT

- a) Approval of financial Statements – May 2021 **MOTIONED** by Warren **SECONDED** by Tara. **CARRIED.**
- b) Approval of cheque register dated June 7 2021 **MOTIONED** by Warren **SECONDED** by Alma **CARRIED.**
- c) Arrears – no further action at this time.
- d) Investment – next investment maturing July 13,2021.

8) CORRESPONDENCE

- a) Legal #106 renovation request – approved pending approval of additional information being provided and approved by Eric.

9) DATE OF NEXT MEETING – Tuesday, July 13, 2021

10) ADJOURNMENT – Adjourned at 9:56 PM