

**RENAISSANCE PLACE**  
**THE OWNERS: CONDOMINIUM PLAN NO. 942-3146**  
**MEETING OF THE BOARD OF DIRECTORS**  
**July 12 2022 7:00 PM – Zoom Meeting**

- 1) **CALL TO ORDER** – The meeting was called to order by Alex at 7:05 PM
- 2) **QUORUM** – Obtained with 4 out of 7 members present. Grant is a regret. (Tara joined at 7:14) Alma joined at 7:35). Meeting closed with 5 out of 7 members present.
- 3) **DELEGATIONS – N/A**
- 4) **APPROVAL OF THE AGENDA – MOTION** by Jessica, **SECONDED** by Yuliya to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Janey, **SECONDED** by Tara to approve the meeting minutes of June 14 2022 as presented. **CARRIED.**
- 6) **FINANCIAL REPORT**
  - a) **New business item:** Office manager sent out to Presidents of boards as to why financial statements have been delayed over the past few months. Turnover in the financial department and reorganization and training in process. June financials should be coming in a timelier manner.
  - b) Approval of financial Statements –May 2022 **MOTIONED** by Warren **SECONDED** by Yuliya. **CARRIED.**
  - c) Approval of cheque register dated July 12, 2022 **MOTIONED** by Warren **SECONDED** by Jessica **CARRIED.**
  - d) Arrears.
- 7) **BUSINESS ARISING FROM THE MINUTES**
  - a) Operations Manager Report
    - Parkade cleaning went well.
      - Cheaper and one of the better jobs. Supervisor felt they could do better wanting two days next time, but I think they just need one extra guy to push a squeegee labor. Tony worked an extra 4 hours Eric put in a 15 hr day
      - Towed 8 -12 cars and 2 had to be left because they were too tall to tow.
      - Frustrated tenant who had to wait to get back in their stall.
    - ■■■ dishwasher overflow. Tenant had slow drain issues but did not report.
      - Unit needs new hard wired battery backup smoke detector
    - ■■■ dishwasher leak down to ■■■. ■■■ will fix damaged suites with his own contractor's. 20th century attended to mitigate & dry. Bill back to ■■■
    - ■■■ down to ■■■ tub leak ■■■ unoccupied but contractors were there working.
    - Weed killer applied on patios and burned
    - Sammy will pressure wash pool patio stones

- Gate crash bar upgrades ordered
- Lobby door springs replaced, and door levelled
- New panels on order for P level door
- Pool toys taking over the pool area
- █████ suspended for a 3 am drinking noisy pool party
- Lawn rehab continues
- Trying to get front metal “siding” replaced
- Preparing for parkade repairs
- Emergency genset is still leak free after Cummins work
- Pneumatic control compressor finished alternator & 3way dump valve repairs.
- Common area carpets to be cleaned by 20th century and of July or early August when they are available.

b) Meeting with Community Officer (Cst. Jakubowski)

- He had a lot of good suggestions
  - Suggested that creating a more welcoming back patio area might help build traffic in that area and having community events there, increasing people might work as a deterrent.
  - Talked about lines of communication for reporting things we see so that there can be a trail that follows. Identifying individuals ourselves (people who live in the building and who don't).
  - Positive comments regarding windows on laundry doors.

c) Bylaw review updates –new meeting with Hugh

- i) Willing to meet with the board. Would like to finalize and send out sooner than later. Alex will follow up re. potential dates with board and Hugh.

d) Parking stall rental by Corporation

- i) Alex has spoken with the owner of the parking stall. First preference to sell parking stall. Asking for a one-year lease and then will work to pass along with bylaws.

e) Window Frosting for Operations Office in Lobby

- i) Crystal glass quote (\$2,300). Getting a second quote and then will present to the board.

f) Back Gates

g) Flower beds - additional soil needed in back planters

- i) Suggested that additional organic soil with organics in it to rejuvenate may be easier. Removing soil will be difficult. Company to meet with Eric or Tony. Alex working to include Yuliya in this meeting.

a) Pet Policy

- i) To be brought up with Hugh when we review the bylaws.

**8) CORRESPONDENCE**

**9) NEW BUSINESS**

a) Pigeon issue on balconies

i) Alex looking into options to remove pigeons from our building (18 and 19 floor in particular the issue)

ii) Janey looking into which units and vacant and the units of people affected. Alex will contact them.

**10) DATE OF NEXT MEETING – August 9, 2022**

**11) ADJOURNMENT – Adjourned at 8:44 PM**