

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday, November 16, 2021 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:07 PM
- 2) **QUORUM** – Obtained with 5 out of 6 members present.
 - a) Present:
 - i) Tim Lown - President
 - ii) Warren Goertzen - Secretary
 - iii) Janey Ochotsky – Privacy Officer
 - iv) Tara Wood – Director
 - v) Yulia Kulchytska – Director
 - vi) Eric Demonye – Building Operator -
 - vii) Alex – Property Manager: KDM Management
- 3) **DELEGATIONS** – None
- 4) **APPROVAL OF THE AGENDA – MOTION** by Warren **SECONDED** by Janey to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Warren, **SECONDED** by Tara to approve the meeting minutes of October 16, 2021 as presented **CARRIED.**
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) Replaced exterior lighting
 - ii) Levelling of lawn
 - iii) Cleaning and repair of Southside windows
 - iv) Winter prep
 - v) Preparing for drain line steaming soon
 - vi) Vaccination confirmations with respect to amenities opening
 - vii) Fire inspection next week

- viii) Automated Aquatics to work on a pool issue
- ix) Seasonal heating issues being addressed in various units
- x) Exploring enhancements to front doors to add timed locks
- b) Bylaw updates –Alex to follow up with corporation lawyer.
- c) Reserve Fund Expenditures:
 - i. Pool – Deferred: liner, tile will require attention
- d) Amenities – have been reopened with COVID restrictions.
- e) Annual General Meeting – new date selected- November 30 2021 via GetQuorum
- f) Fibre optics – Deferred from last meeting
- g) Active Clean Contract (janitorial) new contract

7) FINANCIAL REPORT

- a) Approval of financial Statements – October 2021 **MOTIONED** by Warren **SECONDED** by Janey. **CARRIED.**
- b) Approval of cheque register dated November 16, 2021 **MOTIONED** by Warren **SECONDED** by Tim. **CARRIED.**
- c) Arrears – No action needed at this time
- d) Investment – No action needed at this time
- e) Audit -Accountant to present at AGM

8) CORRESPONDENCE

- a) ■■■ Concerns (email circulated): KDM to send warning letter

9) NEW BUSINESS

- a) Housekeeping prior to AGM

10) DATE OF NEXT MEETING – Tuesday, December 14, 2021

11) ADJOURNMENT – Adjourned at 9:01 PM