



# Renaissance Management Corporation Ltd.

Serving Condominium Owners for Over 35 Years

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July 5, 2023

TO ALL OWNERS  
3111 Varsity Condominium  
3111 34 Avenue NW  
Calgary AB T2L 0Y2

Dear Owners:

## **3111 VARSITY CONDOMINIUM 2023 ANNUAL GENERAL MEETING CONDOMINIUM CORPORATION NO. 0513297**

Attached herewith is your Notice of the forthcoming Annual General Meeting, Agenda, Proxy, last AGM Meeting Minutes, Audited Financial Statements for 2021/2022 & 2022/2023, Annual Reserve Report, Budget, and Insurance Certificate. In order for your condominium to be maintained in the manner required by the Owners, we ask that you make every effort to attend this Meeting.

We are meeting at:  
Foothills Lutheran Church  
3104 34 Avenue NW  
**July 20, 2023 at 7:00 pm.**

Should you be unable to attend in person, we ask that you sign the enclosed proxy form and give it to your representative or email the proxy to: [reception@renaissancemanagement.ca](mailto:reception@renaissancemanagement.ca) or [condo.varsity@gmail.com](mailto:condo.varsity@gmail.com) so that your voice may be heard and that a quorum is assured. ***Please Note: A Proxy Representative must be named for the Proxy to be valid.***

We wish to remind you that in accordance with the By-Laws, the Owner of any Unit that is in arrears 30 days prior to the date of the Meeting with respect to condominium fees or assessments is not entitled to vote at any General Meeting.

You may wish to print and bring these with you to the meeting.

If you have any questions, do not hesitate to contact our office. Your Board of Directors look forward to seeing you at the Meeting.

Sincerely,  
Renaissance Management

*Robert Lunge*  
President

**CONDOMINIUM CORPORATION NO. 0513297.**  
**3111 Varsity Condominium**  
**NOTICE OF ANNUAL GENERAL MEETING.**

TAKE NOTICE THAT the Annual General Meeting of Condominium Corporation No. 0513297, will be held at the time, date and place as stated hereunder:

**PLACE:** Foothills Lutheran Church 3104 34 Avenue NW Calgary

**DATE:** July 20, 2023

**TIME:** 6:30 pm – Registration  
7:00 pm – Call to Order

**AGENDA**

1. Call to order by the Chairman
2. Recording of the Roll and Certifying Proxies
3. Proof of Notice of Meeting and Establishing a Quorum
4. Approval of last General Meeting Minutes
5. Report of Members of Board
6. Financial Report
7. Appointment of Auditor
8. Report of Manager
9. Resignation of Board of Directors
10. Election of Board of Directors
11. New Business and Question Period
12. Adjournment

# PROXY

**To: Condominium Corporation No. 0513297**

**Re: Annual General Meeting of the Owners to be held July 20, 2023 at 7:00 pm.**

I/We, \_\_\_\_\_, having an interest in Unit \_\_\_\_\_, Condominium Plan 0513297, hereby appoint \_\_\_\_\_ as my proxy to attend the Annual General Meeting of the Corporation and to vote on my behalf, on any matter that may come before the meeting, or any adjournment of that meeting, including amendments to the Bylaws, approval of financial statements etc. all in such manner as my proxy in their unlimited discretion may determine.

In the event that my named Proxy is not in attendance at the commencement of the Meeting, (or adjourned meeting) then I appoint \_\_\_\_\_ as my Proxy with the same powers as set out above.

There is no right in any of my proxies to subrogate or assign this power of proxy to any other person. There are no restrictions of any sort placed upon the power granted under this document.

This Proxy shall remain in effect for the sole purpose of the Annual General Meeting of Owners as set out above, and at any adjournment of that meeting.

Dated at the City of Calgary, in the Province of Alberta, this \_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

## Current Board Members

|          |                    |
|----------|--------------------|
| Unit 316 | Stephen Meyer      |
| Unit 424 | Roman Drohomirecki |
| Unit 409 | Jackie Benoit      |
| Unit 430 | Mike Love          |

Note: for this Proxy to be effective it must:

- Include the name and Unit number of the person giving the Proxy.
- Include the name of the person to whom the Proxy is given.
- Must be dated and signed.
- To be effective for the Unit, it must be signed by all registered owners of the Unit.
- If only one of multiple owners will be present at the meeting, to be able to vote for the other owners, a Proxy signed by the other owners will be required.
- The Proxy cannot be in favour of the Manager, or any employee of the Manager unless it is for the only purpose of creating a quorum.
- The Proxy must be delivered/registered prior to the commencement of the Meeting.
- Signed proxies may be scanned and emailed or delivered to the Manager or presented at the meeting prior to the meeting commencing.