Renaissance Management Corporation Ltd.

Serving Condominium Owners for Over 35 Years

September 19, 2025

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

Dear Owners:

3111 VARSITY CONDOMINIUM
2025 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 2024/2025, 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
October 6th at 6:00 pm.

(The entrance to be used will be from the lower west end of the church)

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 or 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

Dannielle Guay
Property Manager

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
(The entrance to be used will be from the lower west end of the church)

DATE: October 6, 2025
TIME: 5:30 pm – Registration
6:00 pm – Call to Order

AGENDA

1. Call to order by the Chairperson
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