Renaissance Management Corporation Ltd.
Serving Condominium Owners for Over 35 Years

October 6, 2026

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

Dear Owners:

3111 VARSITY CONDOMINIUM
2026 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 2025/2026, 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 34th Avenue NW
October 21, 2026
Doors open at 6:00PM – Registration starts at 6:15 pm
When Quorum is achieved the meeting starts at 7:00 pm

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

If you are not attending the meeting, please 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
Condominium Associate

PROXY

To: Condominium Corporation No. 0513297

Re: Annual General Meeting of the Owners to be held October 21, 2026 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 _____ 2026.

Current Board Members

Name	Unit #
Ron Scott	427
Umur Erkmen	131 / 138
Stephen Meyer	316
Melissa Greco	204
Randy Brake	322

_____

Owner

_____

Owner

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.