

## **MTCC 600 Minutes of Board Meeting of Wednesday April 9, 2008**

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Warren Holder called the meeting to order at 7:00 p.m.

### **Attendance:**

Board Members: Malcolm Broadbent, Greg Geralde, André Grenier, Warren Holder and Diane Turner (Note - André and Malcolm attended by video conference with no voting rights)

Regrets: Alex Lefter – Superintendent

Other Attendees: Andy Ng & Don Ruttan – Suite 3C, Jon Lidolt – Suite 5C, Aldo Triballi – Suite 5D, Alan Gracan – Suite 6C, William Edwards – Suite 6D, Fred Harman – Suite 9A

### **1. Minutes**

- 1.1. Moved to approve the minutes of Tuesday January 29, 2008. By Greg Geralde. Seconded by Warren Holder. Unanimous. Carried.

### **2. Superintendent's Report**

- 2.1. Contractors completed the following work during this period:
  - 2.1.1. March 10, 2008 – Honeywell repaired the heat motor in the boiler room.
  - 2.1.2. March 12, 2008 – Smart Drain Solution provided our semi-annual service.
  - 2.1.3. April 2, 2008 – Honeywell replaced the filters and tested the units for A/C season.
  - 2.1.4. April 8, 2008 – Spectrum Carpet Cleaning cleaned our hallways carpet.
- 2.2. The following work was done by the Superintendent:
  - 2.2.1. February 4, 2008 – Repaired the hole at front of the entrance to the building.
  - 2.2.2. April 9, 2008 – Waxed the floor in the lobby.
  - 2.2.3. March 18, 2008 – Replaced the door knob in suite 8D.
- 2.3. By a 10-point scale the Recycling marks by floor are divided as following:
  - 2.3.1. Floors 3, 4 and 14 - the mark is 5
  - 2.3.2. Floors 5, 6, 7 and 15 – the mark is 7
  - 2.3.3. Floors 2, 8, 10, 11, 12 and 16 - the mark is 8
  - 2.3.4. Floor 9 – the mark is 9
- 2.4. The following are the moves which occurred in and out the building:
  - 2.4.1. February 29, 2008 – 7B moved in.

**To Be Approved – At Next Board Meeting**

3. **Building Maintenance – Malcolm Broadbent (submitted by email)**

3.1. Garage Restoration Project:

- 3.1.1. Condenser Unit Above Grade Repairs - On going dialogue continues between Rabba and our restoration company Décor. Rabba has agreed to remove the air conditioning unit at the rear of the building however the \$1,300 additional cost of repair is being questioned. Originally, Malcolm had thought the additional cost was for lifting the legs of the condensing unit while resurfacing was performed however has subsequently been informed it is additional labour to access the crawl space. Rabba did not wish to pay for lifting the legs of the condenser unit and preferred to supply their men and jacks to do so. Malcolm has asked our Building Engineer, Nick Tassone to talk to Décor to resolve this matter.

A target date of April 30<sup>th</sup> is estimated for the starting the condenser work at the rear of the building and completing the above grade in front of the Rabba store.

- 3.1.2. Ponding – On February 2<sup>nd</sup>, one day after a snow fall which left water on P1, Alex conducted a review of the P1 level and one of our owners was kind enough to photograph areas of ponding observed at that time.

On February 13<sup>th</sup>, 2008 Building Science, Décor Restoration and Vulcan Mastic did a walkabout of our P1 level underground garage. Cracked and shifted mastic was present in parking spaces 2, 25 and 26 (in the vicinity of the car wheels), and an indentation was present in the drive aisle opposite parking space 2.

Areas of ponding were noted in the drive aisle opposite parking space 9/11 and 5/6 and below parking space 9 (full extent not visible since car was parked thereon).

Based on the Building Science and Décor inspection, it is recommended that an additional 3 drains be installed, followed by mastic repairs since the perimeter of the drains (mastic) shall also have to be repaired.

Board Approval is now being requested for the additional 3 drains, at an approximate \$1,850 per drain, plus taxes, total cost of \$5,900. This is a reserve fund expense to be charged to the Garage Restoration Project. There will be no charge from Vulcan for mastic repairs since it is under warranty.

**To Be Approved – At Next Board Meeting**

Subsequent to the meeting it was agreed Malcolm would ensure all areas noted in the February 2<sup>nd</sup> inspection had been captured by the February 13<sup>th</sup> inspection so, if approved, the money we would spend related to the above recommendation, would address all concerns.

Greg Geralde suggested that since no charge will be assessed owners who may have caused some portion of the mastic damage, we should advise all owners that in the future, owners responsible for such issues will be charged for the cost of repair. Greg went on to say that since there will be no charge from Mastic this time, our position is consistent and fair.

- 3.2. Change over to Air Conditioning - The general practice in the past for change has been that we look for ten clear days where the temperature does not fall below 12C, which generally takes place between May 12 and May 15 of the each year.

Before we can change over this year, Carrier technicians must test the replacement condenser they installed last year. The replacement came at no cost to the condo and is under warranty until June 2008, hence the test.

Greg Geralde suggested that as a precaution against having the same difficulty owners experienced last year (a lengthy delay due to repairs / replacement) we do the above mentioned testing at the earliest possible date. This will also be consistent with the warranty expiration. A target date of May 1<sup>st</sup> (weather and supplier availability permitting) was suggested for the test by Carrier.

- 3.3. Snow Removal of Walk Way between Jarvis and Mutual - Despite the considerable effort of Alex Lefter and our snow removal company to keep our walkway portion clear of snow for foot traffic, a mountain of snow blocked the pathway from our back gate to Mutual Street, making it almost impassable. Calls were made to the Regional Manager of Toronto Housing Corporation, an email was sent to Derek Ballantyne the President of the Corporation, our local councilor's office made a request on two occasions, none of which brought about satisfactory results.

Alternate arrangements for snow piling will be explored for next year.

- 3.4. Superintendent's Suite – The venting system will be modified as required since it has become disconnected preventing proper venting for removal of moisture, etc. We will ensure it is venting to where it should.
- 3.5. Garage Emergency Exit to the Rear of the Building - This area is being purged, concrete repairs to walls and ceilings from P2 to P1 and then being painted. In addition, we have asked Dufferin Iron & Railing to come up with a closure unit to the rear outside stairwell and stairs that will meet fire code requirements and

keep transients out. Upon receipt of the Dufferin Iron & Railing quote, the matter will be brought to the Board for discussion and vote.

4. Financial, Legal and Insurance – Greg Geralde

- 4.1. Greg Geralde reported he had met with the Auditors for their annual onsite review of our financial records. The auditors advised the review went extremely smoothly owing to the excellent condition of our records and will be sending their formal report in short order.

5. Owner, Resident and Board Relations – André Grenier

- 5.1. André is dealing with issues on the 3<sup>rd</sup> and 5<sup>th</sup> floor and expects a speedy resolution to both matters.

6. Other Business

- 6.1. Teleconference and Video conference – Greg Geralde will coordinate with Gerry Hyman to ensure the proper process is followed to make this effective.
- 6.2. Warren reported on his ongoing dealings with Rabba. He has had encouraging conversations with Jack Rabba, and has now been referred to Ed who will be dealing with smells and other issues. Greg Geralde suggested various approaches to bring about resolution to one of the issues.
- 6.3. André will continue his research on cost and feasibility of installing motion sensors in the garbage rooms.
- 6.4. Yard Sale – Reminder that the date of June 14<sup>th</sup> was established at the January Board meeting, for our annual Yard Sale. This will respond to owners' requests to have it earlier in the season than last year. (Date of last year's Yard Sale was August 11, 2007). André to commence planning arrangements.
- 6.5. Disposal of Energy Efficient CFL (Compact Florescent Lights) light bulbs – These are currently disposable at Home Depot and Ikea, or can be taken to a Hazardous Waste Depot. Greg Geralde will distribute a Notice to owners directing them to the City of Toronto website (this has been provided before) which has information on this subject. A link to this website has already been uploaded to our 256jarvis.com website.
- 6.6. Disposal of Furniture – One owner asked what could be done with disposal of large items since they are not allowed to be placed outside our building. There are several alternatives.

- 6.6.1. Most owners arrange for removal of old items with the supplier of their new purchase (e.g. refrigerators, etc.).
- 6.6.2. For 'gently used' items, owners could also contact the Furniture Bank which is a non profit organization assisting homeless families who have little or nothing when moving in to small apartments. The Furniture Bank will accept items like dressers, kitchen and dining room tables, beds, small couches, armchairs, buffets, small appliances such as microwaves and toaster ovens as well as dishes, pots and pans, bedding and linen. Such items can be dropped off directly at Furniture Bank located at 200 Madison Avenue. Visit their website at [www.furniturebank.org](http://www.furniturebank.org) Transport can also be arranged at reasonable rates by Furniture Link a social enterprise providing training and experience to workers.

7. Next Meeting

In view of the considerable work that must be done in preparation for the AGM, the date of next meeting will be established by the Board shortly following the AGM.

8. AGM Date Revised

Subsequent to the meeting the date of the AGM was changed and is now confirmed as Wednesday June 4, 2008.

9. Adjournment

The meeting was adjourned at 8:11 p.m.