

MTCC 600 Minutes of Board Meeting of Thursday, April 24, 2014

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In Attendance:

Board Members: Doug Gibson, Alan Gracan, Vincent Tondreau, Diane Turner, and Ron Horton

Other Attendees: Alex Lefter (Superintendent), Claus Wall (14A), Howard Craven (12B), Larry Konyu (12A), Greg Geralde (9C), Michael Tudor (12A)

1. Call to Order

Doug Gibson called the meeting to order at 7:01 p.m.

2. Minutes

MOVED by Vincent Tondreau to approve the minutes of Thursday, March 20, 2014.

SECONDED by Doug Gibson. CARRIED.

3. Business Arising

3.1. Elevator Project – Doug will have the representative of VDA Vertical Transportation Consulting forward a curriculum vitae and a list of references to satisfy the need of due diligence prior to engagement for managing the planned elevator refurbishment project.

It is hoped that the project will start in September or October 2014.

The air conditioning of the Elevator Room is to proceed now.

3.2. Planters – Dan Blair will arrange delivery of the planters on Wednesday. Ron suggested re-engaging Dan to perform specific garden related services on a request basis, and will confirm this with Dan by email so that a paper trail is started.

3.3. Unregistered Vehicles in Garage – It has been found there are on approximately ten vehicles in parking spots for which we have not been informed of the licence plate information. Vince and Doug will speak to the owners of the

Approved by the Board on Thursday, May 22, 2014

parking spots to determine reasons for not providing the information so that any next steps can be determined.

4. **Superintendent's Report**

There is nothing to report this month.

5. **Building Maintenance Report – Ron**

5.1. Paving Stones – The paving stones in front of the building and in the breezeway are continuing to occasionally sink despite filling in the voids below the bricks with sand. Until the stones are re-laid or replaced under the reserve fund, we will need to continue to make temporary repairs.

5.2. Rooftop Patio – The roof has been reopened for the season but all the furniture will not be put out until the weather improves.

There was a question about replacing the ignitors on the barbecues; Alex will order and install them.

5.3. Hot Water Problem – On the morning of April 14 there was no hot water. Ron reset the boiler which solved the problem; Honeywell was called and they fixed the ignitor. The repair is covered by our service contract.

5.4. Water in Stairwell – Water is leaking into the stairwell leading from the lobby to the P1 level. It is likely coming from the identified leak on the north side of the building near the Rabba back door. No easy or quick solution has been identified. This does not cause immediate concern, but there may be longer term problems that need to be assessed.

5.5. Guest Parking Maintenance – It was confirmed that the snow plow company salts the guest the parking lot.

6. Financial Report – Alan

6.1. Year End Audit – The auditor will be performing his field work on Monday, April 28th. It is expected the final statements will be prepared prior to the next meeting.

6.2. Quarter 1 2014 – Operations for the first quarter are with budget.

7. Owner Relations Report

7.1. Noise – Noise issues are being dealt with between the parties involved.

7.2. Garage Entrance Grill – The insurance money has been received and arrangements will be made to perform the repairs.

7.3. Window Washing and Garage Cleaning – These will be scheduled for the near future.

7.4. Provincial Election – With the upcoming election, a notice will be sent reminding owners of the legal obligation to give candidates and canvassers access to the building.

8. Other Business

8.1. Gas – Notification was received from a gas reseller that an increase in gas prices is expected. The situation will be monitored to determine if we should lock into a fixed price contract.

8.2. Renovations – There continues to be occasional instances of renovation deliveries made without prior booking of the elevator. These situations will be dealt with as they occur, as the need to book an elevator is already set out when the renovation is approved.

8.3. Lock Boxes -- Unauthorized lock boxes attached to the building or other condo property are to be removed from the property.

9. Next Meeting

The next meeting will be Thursday, May 17, 2014 at 7:00 p.m. [After adjournment the date was changed to Thursday May 22, 2014 at 7:00 p.m.]

10. Adjournment

The meeting was adjourned at 8:40 p.m.

11. In Camera Meeting

The Board met in-Camera with Greg Geralde and Larry Konyu of the recreation committee and Ira Wolfe, David Honest, and Linda for presentation of plans to refurbish the recreation centre.

MOVED by Alan Gracan to approve expenditures up to \$160,000.00 plus HST to Desa Construction for demolition and construction to the recreation centre, including finishes. SECONDED by Doug Gibson. CARRIED.

It was also agreed that an information presentation by the recreation committee and the contractors and designer to the owners would be scheduled for Wednesday, April 30, 2014