

MTCC 600 Minutes of Board Meeting of Thursday, February 21, 2013

In Attendance:

Board Members: Doug Gibson, Alan Gracan, and Claus Wall; Ron Horton (via Skype)

Absent: Diane Turner

Other Attendees: Alex Lefter (Superintendent), Don Ruttan (3C), William Edwards (6D),
Howard Craven (12B)

1. Call to Order

Doug Gibson called the meeting to order at 7:00 p.m.

2. Minutes

MOVED by Claus Wall to approve the minutes of Thursday, January 10, 2013.

SECONDED by Alan Gracan. CARRIED.

3. Business Arising

3.1. Door Closers – Owners of the units that still require the closers replaced have been informed. However, the work has not been performed.

3.2. Parking Signage – The response from the City seems to have now changed to one that the yellow signs are no longer supported by the City. We will continue looking at options to deal with the problem.

3.3. Proposed Automated Entry – It was agreed to obtain a second quote. A decision to proceed will also depend on financing from the operating budget.

3.4. Lobby Redecoration Committee – Response to the request was high. The members of the committee are Diane Turner, Chair (Board Member), Vincent Tondreau (15C) and Kathryn Hudson (10D). One owner requested a professional decorator be consulted; this will be requested of the committee.

3.5. Pests – The pest control company performed a treatment. No additional sightings of mice have been made.

4. Superintendent's Report

4.1. Contractors completed the following work during this period:

- 4.1.1. January 7 – Hook Roof Anchors inspected our anchors on the top roof.
- 4.1.2. January 16 – Lonergan Alarms replaced pipe in Pump Room for the sprinkler system.
- 4.1.3. January 21 – Shindler Elevators inspected equipment in our pit which is part of our service contract.
- 4.1.4. February 13 – Honeywell replaced the bearings for Air Make-up unit.

4.2. The following work was done by the Superintendent:

- 4.2.1. November 8 – Replaced the door knob in suite 9D.
- 4.2.2. December 2 – Repaired the door leading to the parking on P1 level.

4.3. The mark for each floor's recycling on a ten-point scale is as follows:

- 4.3.1. Floor 4, 6 - the mark is 7.
- 4.3.2. Floor 5, 10, 12, 14, 15 – the mark is 8.
- 4.3.3. Floors 3, 7, 8, 16 - the mark is 9.
- 4.3.4. Floors 2, 9 and 11 floor mark is 10.

5. Building Maintenance Report – Ron

- 5.1. Shut off valve in 14D – Replacement of shut off valves was paid for by owner as part of riser replacement project, but the work was not performed. Arrangement was made for inspection and replacement.

During the inspection it was noted that the wall cavity was filled with lint from the dryer because of a separated exhaust pipe. Owner will be advised to clean out the lint.

- 5.2. Leak in boiler room – The roof above the boilers where the exhaust pipes exit the building will be repaired in the spring. The cost is in the budget.

6. Financial Report – Alan

- 6.1. Reserve Fund – The response from the engineer who repaired the report were reviewed. Once changes are made the report will be reviewed by the Board for approval.

6.2. 2012 Financial Statements – The significant bills have come in and the preliminary surplus appears to be about \$62,000 to \$63,000. Work will begin on final review and finalizing statements for the audit. It was noted that some portion of the surplus may be required for the rec centre project as the reserve fund is used only for replacement of existing assets and not the creation of new ones.

6.3. Audit – Have made contact with auditors and begun planning for the process.

7. Owner Relations Report – Claus

7.1. Parking – The *Compact Car Parking Only* sign is up in the visitor parking lot.

7.2. Noise Problems – Unit has been informed of complaints.

8. Other Business

8.1. Noise/Damage in Rec Room – There is a concern of dropped weights causing noise and possibly damaging the cement floor. The situation will be discussed with the individuals who use the weights. Weights that were in the room that do not belong to the condo have been removed.

8.2. Recycling Pickup – Pickup was missed recently, and delayed one day this week because of Family Day. Any further problems will be monitored and reported to the City.

9. Next Meeting

The next meeting will be on Thursday, March 21, 2013 at 7:00 pm.

10. Adjournment

The meeting was adjourned at 8:32 p.m.