

## **MTCC No. 600 Minutes of Board Meeting of Tuesday March 7, 2006**

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James Dubro called the meeting to order at 7:05 p.m.

### **Attendance:**

Board Members: James Dubro, Greg Geralde, and Warren Holder

Regrets: Malcolm Broadbent and Diane Turner

Other Attendees: André Grenier – Suite 3D (until 8 p.m.), Doug Gibson – Suite 4C, Alan Gracan and Marty Bachand – Suite 6C, Alex Lefter – Superintendent

### **1. Minutes**

- 1.1. Moved to approve the minutes of Thursday January 12, 2006. By Greg Geralde.  
Seconded by James Dubro. Unanimous. Carried.

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

- 2.1. Contractors completed the following work during this period:
- 2.1.1. January 17 - Atlas Overhead Doors clamped the broken springs to the garage door.
  - 2.1.2. January 26 - Atlas Overhead Doors replaced the broken springs.
  - 2.1.3. January 30 - Atlas Overhead Doors fixed the Garage door again.
  - 2.1.4. January 30 - MTB Plumbing replaced the shut off valves for the risers in the building.
  - 2.1.5. January 30 - Lonergan Alarms Inc. replaced the 8 inch pipe in the sprinkler room.
  - 2.1.6. February 7 – The City fixed the broken main water pipe that caused the flood in our underground parking.
  - 2.1.7. February 8 - Honeywell fixed the leaking pump for Domestic hot water.
  - 2.1.8. February 11 - Flood occurred on the PH floor because of a broken heating boiler. The pump was fixed on February 15.
  - 2.1.9. February 22 - Honeywell repaired a separate pump in the Boiler room again.
- 2.2. The following was done by Superintendent:
- 2.2.1. January 17 – Located and patched the leak on PH level.
  - 2.2.2. January 19 – Repaired the ground level hole in the breezeway.
  - 2.2.3. February 6 – Repaired the front door closure and fixed the hole in front of Rabba Food store.
  - 2.2.4. March 3 – Repaired the lock in Suite 14D.
- 2.3. Update on Recycling Status.

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

Grading floors on a 10 point scale (where 1 is bad and 10 is good) the marks by floors are divided as follows:

- 2.3.1. Floor numbers 3, 4, 14 and 16 get a mark of 3
- 2.3.2. Floor numbers 5, 6, 7, 8 and 15 get a mark of 5
- 2.3.3. Floor numbers 11 and 12 get a mark of 7.
- 2.3.4. Floor numbers.2, 9 and 10 get a mark of 9.

3. **Building Maintenance**

- 3.1. Garage Restoration – Warren Holder reported on the meeting he had with the Contractors in which James Dubro was in attendance. The results were consistent with the ongoing conversations Greg Geralde has been having with the Project Manager and Contractor.
- 3.2. As the work commencement date, which has just been confirmed as Monday March 13, 2006, is imminent, Greg Geralde will prepare an Owner Communication memo and wants to distribute it tomorrow. (Subsequent Note – The Owner Communication did go out on schedule the day after the Board Meeting. Please refer to it for all details, which will not be reproduced in the Minutes.)
- 3.3. Parking Arrangements 40 Homewood – Greg Geralde reported on his conversations with the Property Manager of 40 Homewood. Now that we have a more tangible work schedule from the contractor, the length of time some owners might elect to obtain alternate parking could be considerably different than what we were first lead to believe. As such, Greg will attempt to negotiate some facility for weekly parking at 40 Homewood and report back. (Subsequent Note – Greg was successful in negotiating a weekly rate of \$20 per week with 40 Homewood for those owners who wish to take advantage of it.)

4. **Financial, Legal and Insurance**

- 4.1. Greg Geralde announced that for the first time in many years if not ever, the audit was completed such that we have our Bound and final copies of the December 31, 2005 Financial Statements before the end of February 2006.
- 4.2. The results of December 2005 were completely in line with our projections.

5. **Owner, Resident and Board Relations:**

- 5.1. Warren reported on the status Proposed Renovations 9A and 11D. Approval has been given on 9A. Warren will ask for details regarding the walls 11D plans to alter before granting approval.

6. Other Business

- 6.1. Request from 3D for exclusive use Patio over Recreation Area – Deferred
- 6.2. Pest Control – Agreed to continue to monitor situation with ants. The situation is considerably better, but we are not yet convinced if this is a reflection of the colder weather or the success of the extermination effort which has taken place. We have been advised by our Pest Control company that it might not be effective to do the entire building and we will continue to monitor the situation and take the counsel of them.
- 6.3. One owner requested that in conjunction with our Garage Restoration project, we try to have the utility pole moved in front of our garage ramp. The Board did not believe this was feasible.
- 6.4. Rogers Cable – Owners have been receiving notification of cost reduction from Rogers and this was expected by the Board.
- 6.5. Green Container / Composting - Gary Akenhead is traveling and will report back on this at a later date.
- 6.6. Annual General Meeting - The Board will confirm the exact date of the Annual General Meeting at the next Board Meeting.

7. Next Meeting

- 7.1. The next meeting will be Tuesday April 18, 2006.

8. Adjournment

The meeting was adjourned at 8:45 p.m.