

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

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In Attendance:

Board Members: Doug Gibson, Alan Gracan, Ron Horton and Claus Wall

Absent: Diane Turner

Other Attendees: Alex Lefter (Superintendent), William Edwards (6D),

1. Call to Order

Doug Gibson called the meeting to order at 7:04 p.m.

2. Minutes

MOVED by Claus Wall to approve the minutes of Thursday, February 21, 2013.

SECONDED by Ron Horton. CARRIED.

3. Business Arising

3.1. Auto Entry P1 and P2 – Ron has requested a company attend for a second quote; has not heard back.

3.2. Recycling Pickup Problems – There have been no problems.

3.3. Door Closers – Will follow up with owners again of units with installation outstanding to arrange visits.

4. Superintendent's Report

4.1. Contractors completed the following work during this period:

- March 13 – Fitness Health repaired our Treadmill.
- March 19 – Smart Drain Solution completed semi-annual treatment for kitchen drain.

4.2. The following work was done by the Superintendent:

- March 8 – Repaired the sink hole in the breezeway to parking lot.
- March 14 – Repaired the door handle in suite 9D.

Approved by the Board April 25, 2013

- March 16 – Repaired card reader on P1 level parking lot.
- March 19 – Repaired the door handle in suite 15D.

5. **Building Maintenance Report – Ron**

5.1. Reserve Fund Upcoming Jobs – Includes:

- Exterior concrete panels – sent Nick Tassone an email to start planning for the job; want to ensure adequate access to residents and Rabba customers is available throughout the project.
- Painting of Doors and Doorframes in common areas – no urgency
- Elevator – will do preliminary investigation
- Second floor rec room – awaiting status update from committee

5.2. Budgeted in Operating Costs

- Boiler room – rerouting drain pipe and changing grade
- Boiler room exhaust repairs at roof
- Trellis panels on roof deck – damaged in storm last year
- Repairs to recirc header above Rabba – there have been two leaks, Rabba has fixed them with clamps, but the responsibility is the Condo Corporation; Ron will contact Rabba to determine their plans and find out a time to do the work
- Interlock pavers – need to do some patching where there is uneven settling of the brick

5.3. Not specifically budgeted

- Safety issues identified by TSSA; Ron and Alex will look into details and report back next meeting on next steps.

5.4. Routine Spring Jobs

- Garage cleaning
- Window washing and caulking
- Carpet cleaning
- Polishing marble floor
- Garbage chute cleaning
- Sprinklers for rooftop planters
- Fan coil maintenance in suite

6. Financial Report – Alan

- 6.1. Reserve Fund – The engineer had removed some items related to the recreation centre upgrade (saunas and hot tub). He will be asked to put them back in and finalize the report.

7. Owner Relations Report – Claus

- 7.1. Renovations – Unit 11D will be making renovations in April.
- 7.2. Rabba – An owner complained about the exterior appearance of the Rabba store. Claus learned from staff that the store may be undergoing renovations. In the meantime, the pylon sign will be repaired and the awning will be power washed.

8. Other Business

- 8.1. Blue Boxes – The city has a program to supply small recycling buckets or bags for use in apartment/condo buildings. We will order them and the Recycling Committee will make recommendations on how to implement their use.
- 8.2. Sprinkler Pipe in Garage – An owner has had an issue with his vehicle liftback hitting an overhead sprinkler pipe. It has been wrapped to prevent damage to the vehicle and pipe.
- 8.3. Advertising – An owner made a comment about units for sale being advertised as having three bedrooms. It was agreed that there is nothing that prevents an owner from making such statement.

9. Next Meeting

The next meeting will be on Thursday, April 18, 2013 at 7:00 pm.

10. Adjournment

The meeting was adjourned at 8:30 p.m.