

## **MTCC 600 Minutes of Board Meeting of Tuesday, September 25, 2012**

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### **Attendance:**

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

Other Attendees: Alex Lefter (Superintendent), Gus Tsantsalis (8A), William Edwards (6D), Michael Tudor (12A)

### **1. Call to Order**

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

### **2. Minutes**

Moved to approve the minutes of Thursday, August 16, 2012.

By Diane Turner. Seconded by Claus Wall. Unanimous.

### **3. Business Arising**

3.1. Geotechnical Soil Investigation Report – Leakage discussed in Building Maintenance Report, Section 5.1.

3.2. Replacement of Terry DesJardins – Ron suggests giving Pawel individual projects – first will be the loading dock door.

3.3. New Gas Contract – Will continue with Enbridge at variable rate until review in January.

3.4. Installation of Remaining Door-Closers – Alan will check with Greg where the budget was made. Alex will confirm with Lonergan that the door closers meet fire specifications.

3.5. Solar Panels for 256 -- At this point, there is no reasonable space for such equipment.

3.6. Sub-compact North Wall Parking Place – Will change sign to “Small Car Only”.

3.7. Lock for Outside Door – As determined previously, locking the main entry door prevents emergency personnel from access to the building. Nothing to be done at this time.

**Approved by the Board on November 6, 2012**

4. Superintendent's Report

Alex will check with Schindler on replacing floor indicators

5. Building Maintenance Report – Ron

5.1. Weeping wall P2 – Hydro says their vault is dry; potential it is coming from around the vault. Before the next heavy rain, Ron will arrange to have the surface area around the vault cover sealed with plastic to divert rain from entering the vault, and thus determine if the vault is the entry point for the water coming through the garage wall.

5.2. Repairs to Exterior Concrete Panels – Report received from BSI that tender bids have been requested from four contractors, with a closing time of October 4, 2012, and a mandatory site and information meeting on September 7, 2012.

One Board member expressed serious concern regarding one of the contractors identified, and indicated that the previous Board had determined never to deal with this company because of their experiences with this company.

6. Financial Report – Alan

The statements as of August 31, 2012 were discussed:

6.1. Revenues are in line with budget.

6.2. Expenses are in line with budget other than miscellaneous expenses (internal and external) which are under budget because expenditures planned have not yet been initiated.

6.3. Utilities are within 1% of budget. However there are still 4 months of colder months remaining in the year.

6.4. The transfer of \$110,000 of accumulated surplus from the Operating Fund to the Reserve Fund that was passed at the last meeting was completed.

7. Owner Relations Report – Claus

There were no matters to discuss.

**Approved by the Board on November 6, 2012**

8. Other Business

- 8.1. Tribute to Malcolm Broadbent -- Sunday, October 21 has been suggested as a possible date for a tribute to Malcolm in the common room.
- 8.2. Fire Safety Check and Drill – October 2 and 3, 2012. Notice will be sent out to owners/residents this week.
- 8.3. Rules re Compact Bicycles – Not considered an issue requiring any new consideration. One Board member felt strongly that the same rules should apply to all bicycles.
- 8.4. Silverfish – Complaint from owner about silverfish. Doug has sent out a circular about silverfish.
- 8.5. Water Leakage into Telephone Room – Water is coming in where a pipe enters the room. There was an attempt to seal around the pipe; the sealing foam has deteriorated and the leak has returned. Water is coming from doors on north side of building near breezeway. Will weatherstrip and evaluate efficacy. Otherwise may have Question of whose responsibility.
- 8.6. Parking Infractions – It was agreed that repeated infractions by an individual would lead to progressive action as outlined in the rules.
- 8.7. Parking Fees for Scooters – There was discussion about the rental of space for scooters. No significant issues were identified and no specific action is required other than ensuring consistent application of rules going forward.
- 8.8. Delivery Times – There was discussion about the Condominium Rules regarding allowed times for deliveries and use of elevators. Although it was recognized that situations may arise where the rules may cause difficulty for owners, it was decided that at this time there would be no changes to the rules, and that specific situations would be assessed on a case-by-case basis.
- 8.9. Oil Leaks – It was agreed that, as per our Owner Guide, owners of vehicles leaking fluids in the garage would be responsible for prompt repair to the vehicle and cleaning of affected areas.

Next meeting Thursday, October 25

9. Adjournment

The meeting was adjourned at 8:54 p.m.