

Minutes of Board of Directors Meeting

Thursday, January 9, 2020

Held in the office of MTCC 600

In Attendance: Dan Langdon, Alan Gracan, Howard Craven

Guests: Greg Geralde (by telephone), Alex Lefter (Superintendent)

The Meeting was Called to Order by Dan Langdon, acting as Chair, at 7:04 p.m.

1. Appointment of Greg Geralde as Director

Alan made the following motion:

Move that whereas Greg Geralde was no longer able to serve on the Board effective December 26, 2019 for not completing training required by the Condominium Act and whereas he has now completed such training, he be Appointed as Director until the next Annual General Meeting and he resume his position as President.

Seconded by Dan. CARRIED.

2. Riser Replacement Project

a. Space requirements

The contractor requires secure storage for equipment and materials on-site. Options for storage inside the building.

It was agreed that the corporation would would rent two adjacent parking spaces on P1 from their owner or lessee at a rate of \$100 per month for each space. The initial period would be January 15 through April 15.

Also, parking on the north side of guest parking will be restricted to allow for the contractors vehicles during the project.

b. Project schedule

The contractor will be providing a day-by-day schedule of the suites and rooms within suites will be worked on each day. Owners and residents will be advised in advance to allow for planning by occupants.

c. Security

It will be necessary to provide access to suites during the project, as many suites will be worked on simultaneously throughout the day. It was agreed Alex could not provide all that assistance and at the same time maintain his usual daily responsibilities.

It was agreed to determine if there were owner-residents willing to assist with this.

(Note: Subsequent to the meeting, the matter was discussed again and it was agreed to hire a professional security guard rather than rely on owner-residents.)

d. Roles and responsibilities

Dan will speak with our Consulting Engineer who is managing the project to clarify roles and responsibilities between the Board and the Engineer.

3. Window Replacement Project

Richard will follow up with the contractor for update.

4. Other Items Update

a. Garage door repair

A quote is being obtained to repair the garage door. The bill will be sent to the owner responsible for the damage.

b. Back door gate

The driver of truck collecting Rabba garbage appears to be leaving the back gate open. Will follow up with Rabba.

c. Recycling bins

With the purchase of new recycling bins in the garbage rooms on each floor, Howard has installed new signs reminding people to rinse recyclables to help keep them clean.

d. Hydro vault

Alex will contact Lonergan to have the necessary work completed.

Water penetration from guest parking

MOVED by Dan to contract with CDC to install drainage in guest parking lot to prevent water from accumulating against north wall of building and into Rabba and rest of building. SECONDED by Alan. CARRIED.

Greg to follow up with CDC to get the work started.

e. Lobby mats

The mats in the lobby are worn and deteriorating. It was agreed to use them until the end of the season and look at replacing them for next fall.

5. Next Meeting

It was agreed to tentatively schedule Board meetings on the last Thursday of each month.

6. Adjournment

The meeting was adjourned at 7:50 p.m.
