

## **Minutes of Board of Directors Meeting**

Wednesday, February 19, 2020

Held in Suite 3A, 256 Jarvis Street

In Attendance: Greg Geralde, Dan Langdon, Alan Gracan, Howard Craven

Guests: Alex Lefter (Superintendent)

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The Meeting was Called to Order by Greg Geralde at 7:04 p.m.

### **1. Riser Replacement Project**

- a. Our Consulting Engineer will be asked to approve the timing of invoices from CDC during the course of the project.
  - b. CDC workers have been reminded to ensure that suite doors are kept closed when there are no workers present.  
  
Note: Some suites need automatic door closers to be replaced.
  - c. Rabba needs to approve the installation of the separate shut-off valve for their unit so that shutting down the buildings D-Riser does not affect them. Since they are not being charged separately for this, not sure why there has not yet been approval.
  - d. We have been advised that access to all shutoff valves in each suite (i.e. in the kitchen, main bathroom, ensuite bathroom) must be available; some suites may have covered these in the past.
  - e. The extent of replacement of recirculation lines is being discussed. Replacement of horizontal supply lines on PH level is dependent on the type of copper pipe currently in place; if it is of specified size replacement may not be necessary as these were not treated with the lining.
  - f. It was agreed to replace insulation of the HVAC system horizontal supply lines in the hallway ceiling of the PH level when it is opened to replace the domestic water lines. These lines produce condensation during the cooling months that damages the ceiling. This is outside of the scope of the riser project and will be at additional cost.
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- g. It has been determined that Rabba may have to close all or part of their store during the replacement of horizontal domestic water supply pipes in their ceiling in order to maintain sanitary conditions for their product. This will be discussed with Rabba management.
  - h. CDC has suggested residents remove aerators in taps after work on their riser is completed to ensure any epoxy in the faucets can be flushed out so that it does not restrict water pressure.

## 2. Window Replacement Project

- a. The vertical split of window sections with the awning window will be 2/3 plain pane on top, and 1/3 awning window on bottom.
- b. There was discussion on the need of a security guard for this project given few units will be worked on a given day. This will be assessed once the project begins, but it is hoped that Alex will be able to open and close suites as required.
- c. It was suggested an asbestos test be undertaken for the project.
- d. Wall repair outside of the normal repair during the replacement of the window frames will be assessed on a case-by-case basis dependent on the cause of the damage – i.e. either building envelope failure or owner negligence.
- e. Testing methodology of the installed windows will be evaluated and approved later in the project.

## 3. Other Items Update

- a. Waste stack for the recreation centre bathroom  
The stack was recently snaked. CDC will be looking at the effectiveness of snaking and make recommendations for ongoing maintenance.
  - b. Hydro vault  
Lonergan will be doing the work. There have been issues coordinating between Toronto Hydro and contractor.
  - c. Garage door  
Lawyer will be consulted on best method to recover cost to repair damages.
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d. Generator

The engineer assigned to this project has been seriously ill and not able to continue with the project. A replacement has been assigned and is being briefed on the current status of the situation.

e. Annual garage cleaning

The cleaning will be scheduled and announced once the plumbing contractor removes their equipment and supplies from P1.

f. Mold on P1

Options for cleaning will be investigated.

g. Guest parking drain

CDC will be contacted again about scheduling project.

**4. Next Meeting**

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

**5. Adjournment**

The meeting was adjourned at 9:15 p.m.

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