

Minutes of Board of Directors Meeting

Thursday, February 18, 2021

Held via Zoom

In Attendance: Greg Geralde, Alan Gracan, Howard Craven, Richard Mortimer, Mark LePine

Guests: Alex Lefter (Superintendent), Dan Langdon (Owner – window project committee)

The Meeting was Called to Order by Greg Geralde at 7:01 p.m.

1. Approval of Minutes

MOVED by Greg Geralde to approve the minutes of the January 21, 2021 board meeting, as amended. SECONDED by Mark LePine. CARRIED.

2. Directors' Reports

a. Building Manager's Report – Alex

- February 5th - Grasp Safety Inc. inspected our Roof Anchors system. The quote for repairs is still waiting for approval.
- February 12 - Standard Pest Control provided service to units 7A and 12B for ants.
- February 16th - Mainline Plumbing removed the blockage in the main kitchen stack in unit 10D which caused water backing up in the sink.

b. Treasurer's Report – Alan

No report. Preparation of 2020 financial statements in process

c. Owner Relations Report – Howard

Dealt with the following issues:

- The President, Director of Owner and Resident Relations and Building Manager met with an owner regarding renovations.
 - An owner was reminded of rules related to renovations.
 - Several queries from residents including the enterphone, visitor matters, financial matters, and availability of parking spots for rent.
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- A couple owners enquired about renovation contractors being onsite during Covid. They were informed that this is allowed under the current Covid rules from the Province.

3. Appointment of Auditors

The Secretary-Treasurer informed the Board that the auditors who have performed the audit for many years were resigning because they have reviewed their client list and concluded they cannot adequately service us for the fee we are being charged. They stated that they would have to double the fee, and recommended a firm they work with who would be able to perform the audit in the fee range we would like. The Secretary-Treasurer had a conversation with the Partner at the recommended firm and based on our current Auditor's referral to engage them.

MOVED by Alan Gracan to appoint Palmer Reed as auditors for the year ended December 31, 2020. SECONDED by Richard Mortimer. CARRIED

The owners will appoint an auditor for 2021 at the next Annual General Meeting.

4. Current Projects and Business

a. Window/Caulking Project

- i. During the inspection by the engineer and contractor it was determined that mortar at the edge of the concrete floor slabs would have to be replaced with concrete in order to meet fire regulations. The cost is to be determined.
- ii. It was determined that a two-foot wide area of the ceilings adjacent to the windows will have to be scraped of the applied textured material (if it still exists in a given suite) because of possible asbestos.
- iii. Dan reported that he and other members of the condominium's window working group will be having weekly status calls with the contractor and engineer

b. Other Projects

- i. Hydro Vault – Alex was instructed to identify an electrician allowed by Toronto Hydro to enter the hydro vault to finish concrete repairs.
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- ii. Emergency Generator – The meeting with the TSSA went well. It is estimated that the TSSA will have paperwork completed in four to six weeks allowing repairs to commence, which should take another two weeks after that for completion.

5. Quotes for Approval

Entry Phone – The Board approved the quote from Johnson Controls to replace the enterphone in the lobby, add a security camera at the location of the enterphone so residents can clearly see who is calling, and upgrade the security controller in the amount of \$5,174.39 including tax. It was noted that the hardware for the updated security controller is being provided at no charge and we are paying only for installation.

Grasp Safety Services Inc. – The Board approved the quote from Grasp Safety Services Inc to rectify the issues found during the annual inspection in the amount of \$1,350.00 plus HST

6. Other Business

None

7. Adjournment

The meeting was adjourned at 8:12 p.m.
