

Minutes of Board of Directors Meeting

Thursday, May 20, 2021

Held via Zoom

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

Guests: Alex Lefter (Building Manager)

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

1. Approval of Minutes

**MOVED by Mark LePine to approve the minutes of the April 15, 2021 board meeting.
SECONDED by Howard Craven. CARRIED.**

2. Directors' Reports

a. Building Manager's Report – Alex

Performed by service companies:

- May 7th - Our carpets in hallways were cleaned and washed.
- May 10-11th - Marble flooring in the Lobby area was restored and polished.
- May 12ve - SPC tested the quality of water supply for our heating, A/C system. Everything is fine.
- May 19th - Honeywell serviced and started the A/C system in the building.

Moving in:

- April 30th - New owner of 15C moved in.

Performed by Alex:

- April 30th - Solved the problem with the remote opener for the garage door.
- May 3rd - Started spring cleaning, including 2nd floor terrace, washing breezeway, cleaning parking lot

b. Treasurer's Report – Alan

The financial statements for the quarter ended March 31, 2021 were presented:

- Net deficit is \$944 better than budget – actual deficit is \$21,241 versus budget of \$22,185.
- Note there is a planned and actual deficit for the quarter because the entire insurance premium is expensed in the quarter; the actual premium was \$29,375, which is \$1,735 over budget – the industry experienced significant increases over the last year.
- Fire Safety is over budget by \$4,800 because of the fire inspection and resulting repairs, but this should be just a timing difference.
- Electricity is under budget, but both gas and water and sewer are over; it is uncertain at this time how the year will end up.
- It is hoped that we will be within budget overall at the end of the year.
- For the reserve fund, only \$12,000 was spent in the quarter; half was towards some costs for the window replacement program, the remainder for generator and hydro vault repairs; all are ongoing projects.

c. Owner Relations Report – Howard

Dealt with the following issues:

- An owner doing renovations was informed that several terms of the renovation agreement were not being followed and was requested to follow the terms.
 - A renovation was halted after there was significant noise, which would continue for two days, that was not communicated in advance in order to warn residents. It was resumed after the required notification period.
 - New owners moved into 15C and building information was discussed with them, including building rules and safety and security procedures.
 - A water leak was reported in the ceiling of a unit. Investigation found that water had been poured into a drain before it was properly connected during a renovation.
 - A resident requested use of equipment in the gym. It was relayed again that our gym will remain closed until public gyms are allowed to open.
 - Residents were informed that information to complete the Census online would be delivered shortly by mail and that by completing the Census it would preclude the need for physical visitation by Census staff.
 - A resident was reminded of the need to wear a face mask in all common areas of the building.
 - On two occasions it was reported that persons were sleeping in the foyer. They were escorted out of the building.
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3. Current Projects and Business

a. AGM Date

Alan proposed Thursday, June 30 as the date for the AGM. The board agreed. Our lawyer has already agreed to run the meeting for us.

b. Window/Caulking Project

The bid deadline was extended to May 18 and have been received. They are being assessed and will be further discussed at a later date.

c. Other Projects

- i. Hydro Vault – Alex has had problems getting responses from the contractors approved by Toronto Hydro. The company that responded said they do not do work on the high voltage lines that we have. We will have to go back to Toronto Hydro for further guidance.
- ii. Entry Phone – Greg proposed replacing the current token/pass readers on all existing 7 doors with a new reader that can also read Bluetooth and Apple Watch. The cost is approximately \$800 per reader. In addition, an annual licence fee of approximately \$2,000 per year. It was suggested that the door to the stairway in the lobby and the side lobby door to the breezeway also have readers installed. The total cost would be approximately \$7,200 for the new equipment plus \$2,000 each year for the licence.

MOVED by Richard Mortimer and SECONDED by Howard Craven to go ahead.
CARRIED with Alan Gracan voting against the proposal.

- iii. Emergency Generator – A new starter and battery is required. The quoted cost is \$2,963 plus tax.

d. Electricity Sub-Metering

Howard Craven contacted several sub-metering companies plus Toronto Hydro to understand the benefits and limitations of having sub-metering. It should be noted that each unit is already separately metered and billed directly by Toronto Hydro.

The reasons for not changing electricity providers include:

- Toronto Hydro would require written consent from each individual condo owner agreeing to permanently disconnect their respective Toronto Hydro Meter.
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- Sub-metering can only be installed where a Bulk Meter exists. The cost to install one at 256 Jarvis Street may be prohibitive.
 - The length of the proposed contracts ranged from 10 years to 15 years.
 - Following the on-site visits by the sub-metering companies, all but one of them felt that it was not a viable opportunity for them.

MOVED by Howard Craven, “After reviewing the brief provided by Toronto Hydro and the proposals of seven sub-metering companies, the Corporation will not change electricity providers.” SECONDED by Richard Mortimer. CARRIED.

4. Quotes for Approval

None

5. Other Business

None

6. Adjournment

The meeting was adjourned at 7:55 p.m.
