

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

Thursday, July 15, 2021

Held via Zoom

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

Guests: Alex Lefter (Building Manager), Ty Hoesgen

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

### **1. Approval of Minutes**

**MOVED by Howard Craven to approve the minutes of the May 20, 2021 board meeting.  
SECONDED by Richard Mortimer. CARRIED.**

**MOVED by Howard Craven to approve the minutes of the June 13, 2021 board meeting.  
SECONDED by Richard Mortimer. CARRIED.**

### **2. Directors' Reports**

#### **a. Building Manager's Report – Alex**

Performed by service companies:

- June 10th - Schindler completed repairs pointed out by TSSA.
- June 11 – Dodd's Doors replaced the broken pin in the guest parking gate.
- June 16th - Schindler replaced the sensor which failed during the move out.
- June 17th - Garbage chute was cleaned.
- June 18th - Our electrician installed a new power line according to TSSA requirements.
- June 23rd - Candoo Security solved the problem with the door on P1 level.
- June 23 and 25 - Mainline cleaned the main stack for A/C drain in units 8D and 3D.

Performed by Alex:

- June 18th - Solved the problem with a broken handle on the front door.
  - June 22nd - Adjusted the door on P1 level which wasn't opening.
  - June 11th and July 6th - solved the problem with the A/C tower.
  - July 12th - painted over graffiti on the wall in the breezeway.
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b. Treasurer's Report – Alan

There are some outstanding bills for the six-month period ending June 30, but a preliminary review of gas, electricity, garbage and water and sewer utility costs is that in total they are under budget.

Statements will be presented at the next meeting.

c. Owner Relations Report – Howard

Dealt with the following issues:

- Two owners sent emails that they were not getting chilled air from the HVAC unit. An email was sent to all residents that Honeywell had been contacted to make repairs.
- An owner was concerned about obscene graffiti in the breezeway and offered to clean it. He was informed that the Building Manager would be cleaning it shortly.

3. Current Projects and Business

a. Window/Caulking Project

A second set of bids was requested, with a deadline of July 22. Because of the expiring of the first round of bids, the Board will need to make a decision by end of day July 23. [Subsequent to the meeting, the deadline was extended to July 27 with permission of the first group of bidders.]

b. Other Projects

- i. Hydro Vault – Still trying to find a contractor to move the cables so that work repair work can be completed.
- ii. Generator – The battery and starter will be replaced on July 21. Then service needs to be completed before it is fully operational.
- iii. Entry Phone – The new entry phone panel and exterior keypad are in place. The new card readers are still to be installed.

c. Building Cable Service

Both Rogers (our current cable TV provider) and Bell have made proposals for bulk television and internet service for the building. The proposals are being assessed. Our current agreement expires in the fall.

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**d. Electricity Sub-Metering**

Owner Ty Hoesgen made a presentation outlining a proposal by Wyse Meter Solutions to install sub-metering for electricity, replacing direct billing by Toronto Hydro to each suite owner. Billing and collecting of owners' usage would be performed by Wyse, and the total costs of owners' usage would be remitted to the corporation, which in turn would pay the bulk bill to Toronto Hydro.

The Board had a brief discussion of pros and cons and will be making a decision on whether to proceed.

**4. Quotes for Approval**

None

**5. Other Business**

None

**6. Adjournment**

The meeting was adjourned at 8:46 p.m.

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