

Minutes of Board of Directors Meeting

Thursday, September 23, 2021

Held via Zoom

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

Guests: Alex Lefter (Building Manager)

The Meeting was Called to Order by Greg Geralde at 7:02 p.m.

1. Approval of Minutes

**MOVED by Richard Mortimer to approve the minutes of the August 19, 2021 board meeting.
SECONDED by Howard Craven. CARRIED.**

2. Directors' Reports

a. Building Manager's Report – Alex

- August 25th - Mainline temporarily solved the problem with a faulty shut off valve in the Pump room.
 - August 26th - Schindler Elevators replaced missing protection cover in the North Elevator.
 - August 30th - September 3rd - Climantetics serviced vent duct in the units.
 - September 3rd - Tyco reprogrammed waiting time on the elevators.
 - September 3rd - Dufferin Iron repaired broken padlock holder on the back gate.
 - September 13th - Dodds Doors repaired the broken arm to the guest parking.
 - September 14th - Mainline replaced faulty shut off valve.
 - September 14th - Nextex completed all repairs in the sauna.
 - September 15th - Nextex changed 3 stairwell light fixtures to Led lights.
 - September 20th - Standard Pest Control serviced two units for mice issues.
 - September 21st - Mainline snaked backing up kitchen sink in unit 3C.
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b. Treasurer's Report – Alan

Third quarter financial statements for the nine months ended September 30 will be presented once all bills have been received, likely the November meeting.

c. Owner Relations Report – Howard

Dealt with the following issues:

- Met with new renters to discuss rules and responsibilities of residents and review safety and security procedures.
- Several complaints about late night noise from a rental unit were investigated. As this was the third time this has occurred, the resident was sent an email regarding the rules and need for respecting other owners; this was followed up with a telephone call the next day. The suite's owner and rental agent were also informed.

3. Current Projects and Business

a. Window/Caulking Project

Will start planning for the meeting with owners which will likely be scheduled in the first half of November.

b. Other Projects

- i. Hydro Vault – The project will be handed over to Gordon to complete.
- ii. Generator – Fully operational and all approvals completed.
- iii. Security System – Bluetooth is being tested for the card readers, then will be rolled out to residents. Alex will call Tyco to get the new reader on the lobby stairwell door programmed.
- iv. Website -- Website renewal is progressing.

c. **Electricity Sub-Metering**

A letter will be sent to the owners representing Wyse Power that we will not be proceeding with their proposal to replace Toronto Hydro as the billing agent for individual suite electricity.

d. **Maintenance Items**

Garage chute cleaning is scheduled for Monday. Dryer/duct cleaning is complete.
Window washing has been deferred because of painting of the west wall.

4. **Quotes for Approval**

None.

5. **Other Business**

None

6. **Adjournment**

The meeting was adjourned at 7:52 p.m.
