

Minutes of Board of Directors Meeting

Thursday, October 21, 2021

Held via Zoom

In Attendance: Greg Geralde, Alan Gracan, Howard Craven

Regrets: Richard Mortimer

Guests: Gordon Wegg (Building Manager)

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

1. Approval of Minutes

MOVED by Howard Craven to approve the minutes of the September 23, 2021 board meeting. SECONDED by Greg Geralde. CARRIED.

2. Directors' Reports

a. Building Manager's Report

No report this month because of change in Building Manager

b. Treasurer's Report – Alan

Third quarter statements will be presented at the next meeting. To date, the utilities in total are under budget.

c. Owner Relations Report – Howard

Dealt with the following issues:

- An owner asked if the sauna had been reopened and was informed it has been.
 - A letter was sent to the Ward Councillor Wong-Tam and Paul Martin (lead of the watermain project) about loud construction noise in the early morning of October 6 between 2:00 am and 4:30 am. There was no prior notification. A notice was
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received later in the day about upcoming construction at Gerrard and Jarvis; this was circulated to residents.

- Some specific questions about the switch from Rogers to Bell were received and answered.
- An owner inquired about the leak in the rec centre gym; it will be investigated and discussed.
- An owner received a delivery of shipment on a Saturday and was reminded about the requirement of pre-booking an elevator.
- An owner witnessed a man ripping out plants from the front flower boxes on October 17 about 3:00 pm and was asked to stop to no avail. He was later identified as the person who was arrested on our property at 10:00 am the day before.
- An owner sent an email about the broken transom window at the entrance (October 17); it is process of being replaced.
- Two owners asked when heat will be turned on; they were informed it would be Friday, October 22.

3. Current Projects and Business

a. Window/Caulking Project

- Need to send out a Save the Date notice
 - Amount of the special assessment needs to be determined
 - There are two bills we are evaluating and possibly contesting:
 - i. Brada Construction (over \$200,000 for work done prior to changing contractor)
 - ii. Building Sciences (engineers) for over \$70,000
- Greg will draft letters in response

b. Transom Window Repair

Gordon informed the board he has received three quotes. The cheapest is about \$950 for glass and \$300 for lettering. He will get firmer quotes.

c. Security Gate to Visitor Parking

The need for a gate was again raised. The issues previously identified as making a solution unworkable were discussed again. Further investigation into alternatives will be made.

d. Other Security

An owner expressed concern about security around the building, and offered some suggestions to alleviate problems, not all of which are feasible. These were reviewed and discussed, and will be considered for incorporation into future security changes.

e. Other Projects

- i. Hydro Vault – Gordon is getting up to speed on the project requirements.
- ii. Switch to Bell for in suite services – An email and letter has been sent to owners regarding the change process
- iii. Website – In process. Howard requested copies of documents to be posted that he currently does not have

4. Quotes for Approval

None.

5. Other Business

None

6. Adjournment

The meeting was adjourned at 7:51 p.m.
