

## Minutes of Board of Directors Meeting

Thursday, November 25, 2021

Held via Zoom

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

Guests: Gordon Wegg

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The Meeting was Called to Order by Greg Geralde at 7:03 p.m.

### 1. Approval of Minutes

**MOVED by Howard Craven to approve the minutes of the October 21, 2021 board meeting as amended. SECONDED by Richard Mortimer. CARRIED.**

### 2. Directors' Reports

#### a. Building Supervisor's Report

##### Contractor Work Completed

- November 8 - Tyco attempts to hook up new internet in Telephone room.
- November 9 - Nikolas patched holes in hallway ceilings from Fibe line installation
- November 9 - Johnson Control worked on issues with camera. Issue unresolved.
- November 11 - Nikolas returned to finish hallway patching and helping set up gym TVs
- November 19 - Mainline snaked D stack to fix rec centre back up
- November 23 - Tyco again attempts to fix camera system. Appeared to be fixed, but not working

##### Work Completed by Supervisor

- November 12 - Completed set up for TVs in gym with new Bell box
- November 13 - Fix issue with boilers to restore hot water
- November 25 - Flushed heating unit in 4B
- November - Organized and cleaned office with Howard's help

##### Moving

- No moves
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b. Treasurer's Report – Alan

Third quarter statements were reviewed. Forecasted that we will be at around the budgeted expenditures, but too early to tell if there will be a surplus or deficit.

c. Owner Relations Report – Howard

Sent reminder notices to owners regarding:

- To properly wrap breakable items that may become sharp (e.g. glass) when disposed of in the garbage chute
- No boot trays or mats can be kept in the hallways
- Garbage chute hours are 7:30 am to 9:00 pm

Dealt with the following issues:

- Several complaints about loud noise on October 30. The residents were telephoned at 1:30 am and a follow up reminder about noise after 10:30 pm was sent the next day
- Complaint about a barking dog; resident was sent policy about dealing with noise

Responded to the following enquiries:

- Information about the forthcoming Special Assessment; advised that details would be forthcoming
- Question about the louder noise from the external repairs; advised that different equipment was being used
- Who the three cheque signatories are; advised there are currently two

3. Current Projects and Business

a. Window/Caulking Project

Work is progressing on exterior repairs and painting.

Planning is continuing for a meeting with owners to discuss the project and special assessment.

b. **Building Security**

The proposed plan for a secure gate to the guest parking has some flaws, including ease of ingress and egress, and cost. It was noted that installing a gate still doesn't secure the

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area as the fencing can be scaled. It was decided to wait until 2022 when supply chain issues should lead to a lowered price. Also, it is hoped that when the ‘homeless hotels’ are shut down the issues will decrease.

It was noted that hired security would cost about \$28 per hour. The directors discussed the possibility of hiring a security company to do drive by checks. No action to be taken at this time.

Greg noted that he is in contact with two other buildings in our area with similar concerns that are willing to show a united front to the City.

c. Other Projects

- i. Hydro Vault – No change.
- ii. Transom window – Glass has been replaced. Will order signage (“256”).
- iii. Website – Has been launched. New pictures are being posted. Only annual financial statements (not interim statements) will be posted.
- iv. Water leaking into gym from ceiling – being investigated

4. Quotes for Approval

None.

5. Other Business

None

6. Adjournment

The meeting was adjourned at 8:16 p.m.

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