

Minutes of Board of Directors Meeting

Thursday, February 17, 2022

Held via Zoom

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

Regrets: Oliver Borovic

Guests: Gordon Wegg

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 January 20, 2022 board meeting as amended. SECONDED by Greg Geralde. CARRIED.

2. Directors' Reports

a. Building Supervisor's Report

Contractor Work Completed

- January 25 - Candoo fixed automatic door buttons on parking levels
- January 27 - Mainline fixed damaged pipes in boiler room and parking level
- January 28 - Lonergan returned to fix deficiencies
- February 7 - Black and McDonald performed a site visit for the hydro vault
- February 8 - Tyco replaced one broken camera; the other two will be done later
- February 10 - Entera performed site a visit for hydro vault with Nikolas
- February 15 - Mainline replaced cracked pipes over parking spot B12
- February 16 - Tyco returned to replace two remaining cameras

Work Completed by Supervisor

- February 15 - Replaced deadbolt in 14A with new one to match Master key.

Moving

- January 26 - The new owners of 3C moved in
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b. Treasurer's Report – Alan

Nothing to report.

c. Owner Relations Report – Howard

- Responded to report from owner regarding to graffiti next to front door; removed by Gordon

3. Current Projects and Business

a. Window/Caulking Project

A person working with the window contractor is available to owners to aid in preparing suites for the work. Payment will be made directly by owners to the individual.

b. Other Projects

- i. Hydro Vault – Received quotes from two companies to move the cables: Black & McDonald and Enterra. The costs are quite high. Since Nicholas is not available in the near future to perform the required repairs, the work will be put on hold.
- ii. Transom window – It is too cold to apply the vinyl numbers; it will be done when the weather improves.
- iii. Website – Additional information continues to be added.

4. Quotes for Approval

None.

5. Other Business

None

6. Adjournment

The meeting was adjourned at 7:36 p.m.
