

Minutes of Board of Directors Meeting

Thursday, March 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 7:03 p.m.

1. Approval of Minutes

**MOVED by Howard Craven to approve the minutes of the February 17, 2022 board meeting.
SECONDED by Richard Mortimer. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Contractor Work Completed

- March 3 - Mainline inspects leaking pipe in Rabba. Patches with duct tape.
- March 11 - Lonergan replaces fire horn on PH.
- March 11 - Mainline fixes toilet leak in 9A
- March 15 - Dodds Doors performs regular inspection.
- March 15 - Northern Generator performs semi annual inspection.

Work Completed by Supervisor

- March 4 - Applied sealant to pipe in Rabba
- March 4 - Wrapped pipe over 11D's parking spot with duct tape to stop leak
- March 8 - Applied more tape and sealant to pipe in Rabba.
- March 9 - Wrapped more of the pipe over 11D's parking and neighbouring spot and applied sealant

Moving – No Moves

b. Treasurer's Report – Alan

Will present draft results for 2021 at next meeting.

c. Owner Relations Report – Howard

- An owner sent an email expressing appreciation for the photos and the up-to-date minutes of the board meetings which are posted on the condo website.
- Two owners expressed concern that the window contractors regularly use the second elevator in addition to the elevator put on service for their exclusive use. Greg will speak with the contractors and ask them to minimize use.
- Met with the new owner of 9B to review the building and answer questions.
- An owner expressed concern that the building website address printed at the bottom of the front entrance is now incorrect as it shows '.com' rather than '.ca'. It will be corrected at an opportune time in a manner of minimal cost.

3. Current Projects and Business

a. Window/Caulking Project

Currently in week 3 and is progressing well. Damage to kitchens has been minimal: there has been one crack to a countertop which the contractor believes can be repaired. The interior crew will be increased as necessary to help keep the timing on track.

b. Other Projects

- i. Hydro Vault – Because power will have to be shut down to perform the repairs, the project is on hold until it is determined that it will not have a negative effect on the window project.
- ii. Transom window – It is too cold to apply the vinyl numbers; it will be done when the weather improves.
- iii. Covid – Requirements regarding posting mask rules will be removed in line with the province and city removing mandates.

4. Quotes for Approval

None.

5. Other Business

None

6. Adjournment

The meeting was adjourned at 7:40 p.m.
