

Minutes of Board of Directors Meeting

Thursday, July 28, 2022

Held via Zoom

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

Guests: Gordon Wegg

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

1. Approval of Minutes

**MOVED by Greg Geralde to approve the minutes of the May 19, 2022 board meeting.
SECONDED Richard Mortimer. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Contractor Work Completed

- May 30 - Mainline snaked kitchen drain in 3D
- June 7 - Toronto Fire Department performed annual fire inspection
- June 16- Dodds Doors performed quarterly inspection
- June 22 - Amazon door access device is installed
- June 23 - Dodds Doors repaired garage door
- June 24 - Honeywell fixed issues with AC unit
- July 12 – Non-closing garbage chute doors fixed by Nikolas
- July 18 - Northern Generator replaced block heater
- July 20 - Northern Generator installed emergency light in Generator Room.
- July 25 - Merrit performs fan coil maintenance on A and D units.
- July 28 - Toronto Fire Department performed reinspection

Work Completed by Building Supervisor

- June 14 - Patched hole above door on P1 level as per fire inspection
 - June 15 - Fixed doors on PH and 15 not latching as per fire inspection
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- June 17 - Installed new doors handles on Telephone room and rec centre closet doors
 - July 21 - Repaired cracked pipe in Rabba
 - July 21 - Filled holes in closet doors on 10th and 6th floor as per fire inspection
 - July 28 - Updated Emergency Fire Booklet

Moving

- July 15 - Resident of 15D moved out

b. Treasurer's Report – Alan

Quarter 2 statements will be presented at the next meeting

c. Owner Relations Report – Howard

- A resident complained of power tools being used on a Saturday afternoon. The source could not be located.

3. Current Projects and Business

a. Window/Caulking Project

Work is progressing per the regular reports given to owners and residents by the President

b. Documentation Process for Owner Repairs after Renovation

The usual paperwork for renovations will not be required for repairs made by owners after the window replacement unless there are changes involved. However, owners will still need to inform Gordon of need for the elevator.

c. 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. Front Facade – It was agreed that the front doors will not be replaced at this time because the final cost of the window project is not yet known.
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- iii. Our fire system monitoring company informed us that an upgrade is needed to the software so that there can be dual communication systems (telephone and internet) for monitoring. It is estimated the cost will be about \$2,500. It was agreed to go ahead with the upgrade.

4. Quotes for Approval

None.

5. Other Business

None

6. Adjournment

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