

Minutes of Board of Directors Meeting

Thursday, August 18, 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 July 28, 2022 board meeting.
SECONDED Richard Mortimer. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Contractor Work Completed

- August 4 - Tyco moved camera equipment off window wall and removes old equipment in 2nd floor office.
- August 4 - Honeywell made temporary fix on AC unit
- August 5 - Honeywell again made a temporary fix on AC unit
- August 16 - Aris inspected faulty unit in 2A

August 17 - Candoo security repaired ~~are~~ our fire door opener in lobby

Work Completed by Building Supervisor

- August 4- Installed holder for second floor garden hose on 2nd floor Terrace

Moves

No moves

b. Treasurer's Report – Alan

Alan reviewed the draft financial statements for the six month period to June 30 and noted that some areas, particularly fire safety and plumbing repairs, are over budget;

plumbing has exceeded the annual budget in only six months because of several waste pipe failures requiring repairs. The utility costs are on budget in total, with some variance between categories (gas is over, electricity is under).

Alan noted that it is probable that there will be a deficit for the year, but that we have a substantial surplus carried forward.

c. Owner Relations Report – Howard

- There were inquiries about furniture left in the lobby. An owner purchased them without realizing they would not fit in the elevator. They were eventually removed.
- Two residents asked how to dispose of large pieces of furniture. The procedure is:

Bulk pick-up for our address is Tuesday and Friday. Items can be put at the curb just North of the building (beside the garbage can) after 7pm the night before (Monday or Thursday night).

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. 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. Fire monitoring system upgrade – The upgrade to software is in process.

4. Items for Approval

None

5. Other Business

None

6. Adjournment

The meeting was adjourned at 7:35 p.m.
