

## **Minutes of Board of Directors Meeting**

Thursday, February 23, 2023

Held via Zoom

In Attendance: Greg Geralde, Howard Craven, Oliver Borovic,

Absent: Alan Gracan, Richard Mortimer

Guests: Gordon Wegg

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The Meeting was Called to Order by Greg Geralde at 7:00 p.m.

### **1. Approval of Minutes**

**MOVED by Greg Geralde to approve the minutes of the January 19, 2023 Board Meeting, subject to minor corrections. SECONDED Howard Craven. CARRIED.**

### **2. Directors' Reports**

#### **a. Building Supervisor's Report**

##### **Work Completed by Contractors**

- January 26- Mainline snakes the rec centre bathroom sink
- February 3- Mainline inspects and identifies location of leak in boiler room. The repair is found to be covered in Honeywell contract.
- February 6- Honeywell fixes leak in boiler room, along with regular maintenance. The technician adjusted the setting to boost hopefully boost efficiency.
- February 21- Schindler performs inspection and maintenance.
- February 22- Nikolas and crew replace more of the old lights in the stairwells.

##### **Work Completed by Building Supervisor**

- January 23- Installed new door closer on main rec centre door.
- January 26- Installed new door closer on 5<sup>th</sup> floor South stairwell door.
- February 16- Installed sign pole and sign in guest parking lot.

##### **Moves**

- None

#### **b. Treasurer's Report – Alan**

No report. Alan was absent.

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**c. Owner Relations Report – Howard**

- Several residents complained about loud construction noise between noon and 3:30 pm on Saturday. Upon investigation, the source of the noise was determined. The resident was sent an email that work on the Window Project has ended for this season and that construction is permitted only between 9:00 pm and 4:00 pm Monday through Friday. No construction work is permitted on weekends or holidays.
- New items were posted in the AGM, Financial Data and Board Meeting sections of our website. Residents were also directed to the Windows & Condensation page in our Healthy Living section.
- A resident asked how to use the keypad outside the front entry. Instructions were provided by the Building Supervisor.
- A resident was directed to comply with a rule of the Corporation and to remove a vehicle which is not in working order. This was corrected a day later.
- The Director of Owner and Resident Relations answered questions of a new owner about the process for renovations.
- A resident sent a detailed log of noise coming from the suite directly above. This will be discussed at the next meeting of the Board.

**3. Current Projects and Business****a. Window/Caulking Project**

All interior work has been completed. The remaining exterior painting will be completed after the winter weather.

**b. Lawsuit from Former Contractors**

Filings of position have been made.

**c. Other Projects**

- i. Hydro Vault – No change from last month where we reported that Gordon is contacting vendors for updated quotes, except for the update that Nicholas' staff is no longer able to work on this project.
  - ii. DHW boiler/circulation issue – Our approach of continuing to work with Honeywell and ARIS is showing some encouraging progress, but it is too early to be confident about the possible next steps.
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**4. Items for Approval**

None

**5. Adjournment**

The meeting was adjourned at 7:23 p.m.

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