

Minutes of Board of Directors Meeting

Thursday, March 23, 2023

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 6:59 p.m.

1. Approval of Minutes

**MOVED by Greg Geralde to approve the minutes of the February 23, 2023 board meeting.
SECONDED by Howard Craven. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- February 28 - Tyco fixed broken card reader on P1
- March 10 - Tyco fixed card reader on elevator #1
- March 22 - Lonergan performed flow test on sprinkler system
- March 22- Mark from Fitness Health checked out our gym equipment, namely the Precor treadmill

Work Completed by Building Supervisor

- March 17 - Reconnected arm on lobby stairwell door closer
- March 22 - Tested out staining thresholds on 9C
- March 22 - Re-mounted parking sign on North wall in guest parking

Moves

- February 28 - New tenants moved into 14C
- March 5 - Son of owner moved into 14A; No notice was given

b. Treasurer's Report – Alan

Year end financial statements are in progress. Too early for 2023 statement.

c. Owner Relations Report – Howard

- Met with an owner about renovations to suite and completed Alteration/Renovation Agreement.
- Met with a new resident to review matters related to living in the building, including fire procedures and waste and recycling.
- Residents were reminded to return shopping carts to garage after finishing use (Yellow – P1; Blue – P2).
- Dealt with noise complaints.

3. Current Projects and Business

a. Window/Caulking Project

Contractor will be returning March 27 to complete exterior work. An end date has not yet been determined.

b. Lawsuit from Former Contractors (Brada Construction)

Mediation has been set for mid-April. Preparation by Greg, Richard, and Dan will begin shortly.

c. Other Projects

- i. Hydro Vault – Waiting for quotes

4. Items for Approval

Greg moved that an amount not exceeding \$5,000 be approved to replace flooring in Suite 2C flooring. CARRIED.

5. New Business

None

6. Adjournment

The meeting was adjourned at 7:30 p.m.
