

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

Thursday, Jul 27, 2023

Held via Zoom

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

(Note, Oliver Bogard-Borovic has resigned from the board)

Guests: Gordon Wegg

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

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

**MOVED by Richard Mortimer to approve the minutes of the March 23, 2023 board meeting.  
SECONDED by Howard Craven. CARRIED.**

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

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

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

- March 28 - Mainline snaked rec centre bathroom sink and diagnosed low pressure issue in taps
  - March 30 - Honeywell stopped water spillage in boiler room
  - April 6 - Mainline addressed blockage in recirculation line
  - April 11 - Canada Wide started first window cleaning of the year
  - April 13 - Candoo fixed lobby stairwell door
  - April 18 - Lonergan and Schindler finished repairs and tests on fire system
  - May 8 - Mainline snaked kitchen stacks in 2B and 3C
  - May 11 - Marble Renewal started work on lobby floor
  - May 24 - Mainline inspected fridge water lines not working
  - May 25 - Honeywell fixed make up air that shut off
  - May 29 - Honeywell attempted to fix the chiller, but it didn't stay on long
  - May 29 - Mainline snaked kitchen stack from 3D
  - June 1 - Honeywell repaired the chiller
  - June 20 - Nikolas and team repaired sauna tiles
  - June 22 - Mainline snaked clogged fan coil drains in 5C, and 7A
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- June 24 - Mainline snaked clogged fan coil drain in 6A
  - June 24 - Nikolas and team sealed leaks in gym roof/ceiling
  - July 5 - Honeywell restarted chiller
  - July 6 - Merrit started fan coil maintenance
  - July 6 - Dayton plumbing snaked fan coil drain in 3C
  - July 19 - Mainline started pipe replacement in garage
  - July 19 - Steam Sauna fixed sauna system
  - July 22 - Honeywell restarted chiller

#### Work Completed by Building Supervisor

- April 1 - Installed new door sweeps in compactor room door
- May 4 - Installed new parking signs to meet standard for parking enforcement
- June 7 - Reattached loose handle on south elevator
- June 7 - Tightened hand railing in rec centre
- June 24 - Snaked fan coil drains in 3C (again on June 25)
- June 30 - Started patching hole in 3C from snaking drain
- July 3 - Installed temporary handle to replace broke one on compactor room door
- July 6&7 - Cut open and snaked fan coil drains in 12C (living room), 11C (den), 10C (den), 2A (living room)
- July 7 - Flushed den fan coil in 7A, 6A, and 5A
- July 17 - Started painting flower boxes
- July 18 - Flushed fan coil unit in 11B
- July 25 - Installed seat inhibitors on new garden wall
- July 25 - Painted PH, rec centre, and janitor closet doors. Taped fire cabinets.
- July 26 - Primed fire cabinets- Re-mounted parking sign on North wall in guest parking

#### Moves

- May 31 - 14A moved staging furniture in, to list the condo

#### **b. Treasurer's Report – Alan**

Reviewed financial statements to June 30, 2023. Our expenses are about \$5,000 higher than budget for the first six months. There are a number of accounts over or under budget, but the most significant item is insurance for the year (February to February) is \$5,000 higher than budget.

#### **c. Owner Relations Report – Howard**

- An owner inquired whether the Board would consider changing electricity supplier to a submetering provider rather than owners dealing directly with Toronto Hydro. The Board visited this in August 2021 and will not be revisiting it at this time.
  - Complaints about construction noise (unrelated to the window project) were dealt with.
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- Renovation plans and paperwork were discussed with a suite's owners.
  - The Director of Owner and Resident Relations attended a community consultation meeting on April 11 related to the redevelopment of 295 Jarvis Street (the Inglewood Arms) to a 60-storey residential building with 618 units.
  - The Director of Owner and Resident Relations attended a virtual community meeting organized by councillor Chris Moise regarding excessive late noise at the construction site across the street (319 Jarvis) on May 17.
  - The President sent an email to owners to address concerns about the dryer fire on the 11th floor on May 24th that explained the cause and containment. Residents were reminded of fire safety procedures on the condo website.

### 3. Current Projects and Business

#### a. Window/Caulking Project

All window/interior work is complete. Exterior concrete repairs and painting is continuing.

#### b. Lawsuit from Former Contractors (Brada Construction)

The suit was settled at mediation, as discussed at the AGM.

#### c. Other Projects

- i. Boiler – One of the two boilers for domestic hot water is not working. Will be meeting with Honeywell to discuss options and a plan to fix the issue; trying to schedule for next week.
- ii. Hydro Vault – Need to find new electrical contractor as the one previously chosen is not communicating with us.

### 4. Items for Approval

None.

### 5. New Business

None

### 6. Adjournment

The meeting was adjourned at 7:48 p.m.

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