

Minutes of Board of Directors Meeting

Thursday, September 28, 2023

Held via Zoom

In Attendance: Greg Geralde, Alan Gracan, Howard Craven, 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 Richard Mortimer to approve the minutes of the August 17, 2023 board meeting.
SECONDED by Howard Craven. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- August 21 - Mainline performed stack flush on D kitchen stack
- August 24 - Honeywell replaced 2 parts on the chiller and performed inspection of DHW boilers.
- September 14 - Honeywell repaired wire on boiler and replaced stripped screws
- September 18 - MacNamara Fuel filled up generator fuel tank.
- September 26 - Nikolas repaired ceiling in gym
- September 27 - Northern Generator performed annual

Work Completed by Building Supervisor

- August 29 - Painted fire cabinets, rooftop lamp posts and parking bumpers
- September 22 - Installed new access panel in rec centre bathroom

Moves

- August 30 - Renters in 15D moved out
 - August 31 - New renters in 14A moved in
 - September 1 - New renters in 3D moved in (No formal move in. Only luggage)
-

b. Treasurer's Report – Alan

Nothing to report

c. Owner Relations Report – Howard

- Met with three new residents to review safety and security, emergency protocol, fire procedures and waste, recycling and composting.
- Discussed request for unit renovations with owners.

3. Current Projects and Business

a. Window/Caulking Project

Project is winding down.

b. Other Projects

- i. Boiler – Honeywell has put forward three options to be considered to stabilize the boiler issues. These will be discussed.
- ii. Hydro Vault – In process.
- iii. Rabba water intrusion – Rabba has reported continued water intrusion into their area. Will be discussing further with them.
- iv. North Garden – A request from Rabba's property manager requested that the foliage in the north garden be trimmed to allow their pylon sign to be more clearly seen by passersby.
- v. Locking of front door – The exterior lobby door will change to the winter schedule, locking at 6:00 pm. A notice will be sent to owners.

4. Items for Approval

None

5. New Business

None

6. Adjournment

The meeting was adjourned at 7:41 p.m.
