

Minutes of Board of Directors Meeting

Thursday, March 21, 2024

Held via Zoom

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

Guests: Gordon Wegg

The Meeting was Called to Order by Greg Geralde at 6:47 p.m.

1. Approval of Minutes

**MOVED by Richard Mortimer to approve the minutes of the February 22, 2024 board meeting.
SECONDED by Howard Craven. CARRIED.**

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- February 23 - Nikolas and team refastened hallway baseboards
- March 7 - Tyco performed site inspection for 2 new cameras for front exterior of building
- March 19 - Northern Generator performs semi-annual inspection

Work Completed by Building Supervisor

- March 12 - Installed new junction box and fan timer switch in rec centre
- March 14 - Installed a new outlet and lockable cover in the breezeway.

Moves

- No moves

b. Treasurer's Report – No report

c. Owner Relations Report – Howard

- An owner complained about noise; the source could not be determined.

3. Current Projects and Business

a. Other Projects

- i. Hydro Vault – In process.
- ii. Elevator cab panels – The contractor is extremely busy; we will wait for his report on availability of replacement panels.
- iii. Interior door jambs of elevator doors – Painting is continuing.
- iv. Owners Guide – Guide is being updated.
- v. Office refresh – Low cost improvements are being investigated.
- vi. New cameras for front of building – site visit by supplier was made; waiting for quote.

4. New Projects and Business

- a. Pharaoh Ants – an owner reported still seeing pharaoh ants. This is the only reported sighting since the building-wide treatment; a local treatment will be investigated.
- b. Exterior Entry Door Locking – The time the door locks will remain at 6:00 p.m. for the time being.
- c. Roof Anchors – The recent inspection found a loose anchor needing repair.

5. Items for Approval

None

6. Adjournment

The meeting was adjourned at 7:10 p.m.
