

Minutes of Board of Directors Meeting

Thursday, September 26, 2024

Held via Zoom

In Attendance: Greg Geralde, Richard Mortimer, Howard Craven, Alan Gracan (for last 5 minutes)

Guests: Gordon Wegg

The Meeting was Called to Order by Greg Geralde at 6:30 p.m.

1. Approval of Minutes

Minutes of the Meeting of Aug 27, 2024 were presented. Board was asked to review and respond with any proposed changes or additions by no later than noon Sept 29, 2024.

Minutes of the Meeting of May 23, 2024 will be circulated by review/approval in the near future.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- Sept 3- Mainline snakes kitchen stack from 2A
- Candoo fixes automatic door button on P2, and hinges on delivery door
- Sept 24- Nicholas replaces failing light in guest parking

Work Completed by Building Supervisor

- Sept 10 - Installed new parking signs at back of the building
- Sept 17 - Finished painting the rooftop stairwell
- Sept 26 - Replaced leaking cartridge on faucet in janitor closet

Incidents

- September 20, 2024 – While delivery a new package, a delivery person is seen stealing a package belonging to another resident, which had been previously delivered by a different courier
 - May 22 – Graffiti, clothes and other items were found in front of the SW exit of the building. Graffiti was painted over and all items were removed.
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b. Treasurer's Report

- Alan provided a verbal report, noting that the corporation is currently running an operating deficit of approximately \$20,000, attributable to non-discretionary spending (e.g. increased costs for water, garbage handling, fire code upgrades and general repairs).

c. Owner Relations Report – Howard

- On September 3, an owner requested an additional concrete trash receptacles be placed in front of our building to address trash left by loiterers .
- Reported that several residents had sent emails of appreciation for the increased visibility for pedestrians and traffic now that some bushes in the North Garden had been cut back.
- On September 12, sent documents to an owner who interested in having a bathroom renovation.
- On September 16, an owner requested better Wi-Fi reception on P1 and P2 levels
- On September 21, sent an announcement that Suite 3B is listed for sale \$875K. (

3. Current Projects and Business

a. Interior door jambs of elevator doors – Painting has been completed.

b. Owners Guide – Guide is updated and will be posted on the condo website.

c. Other Projects

- i. Elevator cab panels – Greg to seek advice re best cleaning products.
 - ii. New cameras for front of building – Re-evaluating less expensive options.
 - iii. Paint suite thresholds – Gordon will undertake this work during hours freed up through the use of Char, who provides relief building maintenance as required (it was noted that our early experience with Char has been very positive).
 - iv. Flammable materials container - Howard had previously circulated a preferred option. He will address some outstanding questions and then, assuming no issues, will move forward with the purchase as described.
 - v. Make-up Air System - this work is moving forward as quickly as possible - complexity was noted e.g. city permitting for use of crane to install roof equipment. Alan suggested we also get a quote for the replacement of basement exhaust fans, as they are referenced in the Reserve Fund Study as requiring replacement at the same time as the Make-up Air System.
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- vi. Fire Code initiatives: new shopping carts (3 per parking level) have been ordered - they are superior quality, have smaller footprint but same capacity as previous carts and are nesting for easy storage; lobby furniture will be removed as of Sept 30 as per the directions of the fire inspector - new fire-rated replacement furniture is being investigated.

4. New Projects and Business

- 5. Gordon will investigate whether there are any affordable technology fixes. It was noted that enhanced Wi-Fi would allow for more security cameras which would, at least partially, address a perceived need for enhanced security.
- 6. b. Additional litter container(s) at front of building - an owner had suggested this as a way to manage litter. It was discussed and decided that we monitor the situation but take no action at this time.

7. Adjournment

The meeting was adjourned at 7:15 p.m.
