

**MTCC 600 - Minutes of Board of Directors Meeting**  
**Thursday April 24, 2025**

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

Guest: Gordon Wegg

Held via Zoom

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The Meeting was called to order by Greg Geralde at 6:30 p.m.

**1. Approval of Minutes**

Minutes of the Meeting of March 31, 2025

Moved to approve minutes. By Greg. Seconded by Dave.

**2. Directors' Reports**

**a. Building Supervisor's Report**

Work Completed by Contractors

- March 31 – Lonergan conducted a flow test on the roof
- April 7 - Northern Generator replaced a temperature gauge
- April 10 - Mainline snaked the kitchen stack in 3D and rec centre

Work Completed by Building Supervisor

- April 14 – Replaced the office door knob
- April 22 – Patched the hole left from the old knob of the office door
- April 22 - Set out patio furniture on the rooftop patio
- April 23 - Painted the patched hole of the office door

Moves

- April 21 – Oliver Bogard-Borovic and Clay Bartlett moved out of Suite 5A. Renters Mohamed Mohamed and Anaïs Latulippe began to move in.

**b. Treasurer's Report**

- Nothing to report.

**c. Owner Relations Report**

- April 5 – uploaded Minutes of the Board Meeting held on February 27, 2025, to the condo website.

Approved – Thursday May 29, 2025

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- April 6 – received a request from an owner to update the Board of Directors section of the condo website. This was completed within a few days.
  - April 6 – received an email from an owner expressing concern that several owners have removed access to the booster fan in their suite. This increases the potential of a dryer fire because a thorough cleaning and booster fan maintenance is not possible. This topic will be added to agenda of the board meeting.
  - April 15 – met with a new owner to answer questions and to review building rules.

### **3. New and Ongoing Business**

#### **a. Quotes and Required Work**

- i. Honeywell – Make-up Air Equipment – \$5,970.00 – Install temperature control for the hallways and elevators. Moved by Greg. Seconded by Richard.
- ii. Honeywell – Venting for Make-up Air – \$8,570.00 invoice is being challenged.
- iii. Lonergan – \$4,995.00 – New compressor to keep pressure in lines of sprinkler system. Moved by Greg. Seconded by Alan.
- iv. Plumbing Stack Cleanouts and Flushing – After reviewing the quote for C and D stacks, the directors decided to snake the D stack and to defer C cleanout at this time.

b. New Lobby Doors and Molding Project – Doors and aluminum molding are ready from the manufacturer. We are awaiting delivery of the glass.

c. Amazon Ring - This project will start after the new Lobby Doors have been installed.

d. Changeover to Air Conditioning – Agreed we would move to AC on May 8, 2025, but this was later changed to May 12. Last year was April 29.

e. Access to Booster Fans – The directors discussed this issue and decided to ask for an opinion from our lawyer. Greg will then speak with the owners who have removed the access panel to the booster fan in their dryer duct.

### **4. Adjournment**

The meeting was adjourned at 7:02 p.m.