

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday September 24, 2025

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

Guest: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:29 p.m.

1. Approval of Minutes

Minutes of the Meeting of August 27, 2025 – Richard moved to approve the minutes. Seconded by Alan.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- September 9 - Amazon installation team conducted a site visit.
- September 12 - Tyco inspected controllers on site for upgrade quote.
- September 18 - Lonergan replaced the pressure valve in pump room.
- September 19 – Lonergan replaced a rusted pipe in pump room.

Work Completed by Building Supervisor

- August 28 - Installed a new WiFi range extender and a new camera in the South-West stairwell.
- August 28 - Installed 2 cameras in the gym.
- September 9 - Tightened the handrail in the rec centre.
- September 18 - Moved and replaced the electrical receptacle on P2 near spot 7 to accommodate a new camera.
- September 21 – Fixed the paddle for inside front door.

Moves – There were no moves.

b. Emergency Generator Research

Gordon continues to source companies for quotes to supply and install a new diesel outdoor rated generator. The new unit would replace our current generator (original to the building) and would meet all current regulations.

Approved – Wednesday October 29, 2025

c. Treasurer's Report

- Total expenses are \$14,000.00 lower than budgeted for first the eight months of the current fiscal year.
- Electricity, gas, water, and general repairs are the major positive variance items, while expense overages include fire safety, interior cleaning and garbage. However, most of the positive variances (utilities and repairs) are in areas that can fluctuate substantially, so the positive variance to date may not continue through the rest of the year.

d. Owner Relations Report

- August 31 – Helped a resident with a parking space for rent connect with a resident looking to rent a parking space.
- August 31 – A resident was concerned that the air pressure in the halls would drop or be turned off during the transition period from cooling to heating which might allow cigarette smoke from another unit to enter their unit. There is no reason to expect this might happen especially since we will be instructing Honeywell to replace the venting in the Boiler Room before winter.
- September 21 – Completed updating and improving the “Rules and Regulations” section of the website, posted the revised “Board Members” contact information, and posted the minutes of the Board Meeting held on July 21, 2025.

3. New and Ongoing Business

- a. Camera Installation Gym – Work has been completed and the two security cameras are working well.
- b. Amazon Ring – This project will start shortly.
- c. Real Estate Lock Boxes – Enhanced security measures have been implemented by restricting the hours of access by real estate agents.
- d. Window Replacement in the Gym and 2nd floor Terrace – Stan will soon replace both doors and the 4 insulated windows that have failed. The finish will be matte black.
- e. Replacement of Chiller – We continue to consider advancing the date of replacing to chiller which is currently not scheduled until 2032.
- f. Heat and Air Pressure in Hallways – A new temperature control has been installed. Work continues on venting changes required for the new air pressure system.
- g. Restoration of the Sauna – We will ask for an updated quote from Nickolas of Nextex Renovations.
- h. Restoration of Brickwork – The directors reviewed two quotes for restoring the brickwork at the front of the building. One quote proposed leveling and relaying all bricks, while the other suggested

leveling only the uneven areas. The discussion on how to proceed will be made at the next board meeting.

i. Lobby Doors – Stan suggested a method to enhance the reliability of the opening flappers.

j. Lobby Phone Controllers – We are looking for a quote from Tyco for new controllers to prevent blocks of names from disappearing from the display system.

k. Girl Loitering Outside the Building – The police and community outreach efforts have been helpful and supportive. Now, when asked, she is more willing to move to the south end of our property.

l. Cardboard Boxes in Rabba Garbage Bin – The management team of Rabba is working to ensure that all part-time employees flatten boxes before placing the cardboard into the bin.

4. Adjournment

The meeting was adjourned at 7:29 p.m.