

**MTCC 600 - Minutes of Board of Directors Meeting**  
**Wednesday August 26, 2026**

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

Guests: Gordon Wegg

Held via Zoom

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The Meeting was called to order by Greg Geralde at 6:31 p.m.

**1. Approval of Minutes**

Minutes of the Meeting of July 29, 2026 – Moved by Richard. Seconded by Dave. Unanimous.

**2. Directors' Reports**

**a. Building Supervisor's Report**

Work Completed by Contractors

- July 30 – Schindler fixed the issue with the south elevator door which was not properly closing on its own.
- August 26 – Dodds fixed the bottom panel of the garage door.

Work Completed by Building Supervisor

- July 30 – Removed the bird nest from the ramp light, while taking care not to injure or harm the birds that had hatched. Bird deterrents were installed on top of the light.
- August 3 – Installed a lockable outlet box on the electricity receptable outside Rabba to prevent street people from using our Hydro.

Moves

- August 4 – Esther Lim and Oscar Wang moved into 15D
- August 14 – Justin Ledoux moved out of 10D
- August 21 – Justin Henderson moved out of 10D

**b. Treasurer's Report**

- Results continue to be positive with expenses \$26,000 under budget for the seven months ending July 31. We remain optimistic that we will have a surplus at the end of the year.
- Administrative expense are over budget by almost \$4,000, mostly due to legal fees regarding the slip and fall accident and other administrative matters. Repairs and maintenance are over budget by \$4,000. We will likely have a negative variance at the end of the year in this category.

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- Operating services are under almost \$10,000, largely because of the Insurance premium savings this year. Operating utilities are \$22,000 under budget because of lower water and sewer billings.

**c. Owner Relations Report**

- August 2 – Uploaded the Minutes of the Board Meetings held on May 27 and on June 3 to the condo website.
- August 5 – The building Supervisor, Greg and Howard met with the new renters of 15D to answer questions and to review building rules.
- August 12 – The building Supervisor, Greg and Howard met with the new renters of 10D to answer questions and to review building rules.
- August 14 – The building Supervisor, Greg and Howard met with the new renters of 11A to answer questions and to review building rules.
- August 24 – Howard met with the owner of a unit to review renovation plans and to complete legal documents.

**3. New and Ongoing Business**

- a. Emergency Generator – This is close to being fully installed
- b. Water Intrusion – On July 25, there was a water damage incident in Vertical A on the 9<sup>th</sup> floor. The repairs are progressing.
- c. Restoration of Sauna – The projected cost of the restoration work may be close to \$30,000. The directors discussed soliciting feedback from owners prior to making a final determination.

**4. Adjournment**

The meeting was adjourned at 6:51 p.m.