

Halifax County Condominium Corporation #241

Board Meeting March 9, 2020

Attendance: Chris Davis, Jean Whalen, Cheryl Hebb, Robyn Elliott, Debra McLellan, Kim (Canmar), Patrick Parnell. Absent Brad Miller.

Approval of Agenda

Motion to approve minutes from last board meeting, February 10, 2020. Cheryl first, Robyn second. Minutes approved.

Superintendent report:

Roof hatch – Patrick showed photos of the hatch, starting to rot. This will be fixed when the rest of the work is being completed this summer.

Garage - water leak by the door. The balcony has been caulked again, this should fix the leak.

Patrick was pricing back pack vacuum. He has 2 prices, \$400 and \$595. The cost is higher than anticipated and the pack is quite heavy. This is needed for cleaning stairs. He priced the stick vacs that operate by battery. 22 volt is \$225 plus tax. The 25 volt is \$295 plus tax. Extra battery is \$80. Board agreed to purchase the 25 volt and the extra battery.

Canmar report:

Statutory obligations have been met.

Additional quotes were requested for the roof. Leverman was approached, they never showed. Five Star Roofing quoted \$69,465 +tax. Decision was made to contract 4 Seasons Roofing, the first quote that was presented at the February meeting, their quote was \$46,978.

Coastal has been booked for the staging. They will begin erecting the staging starting June 8, 2020. Canmar will book 4 Seasons Roofing. The work will be performed in sections on the front of the building with the staging being moved as we cannot stage the entire front of the building at one time. The work will be performed in sequence beginning with the roof. 2<sup>nd</sup> will be dryer vent cleaning. 3<sup>rd</sup> will be brick work, repointing and caulking where required. Then the windows will be cleaned. The screens will need to be removed prior to cleaning. Patrick will co-ordinate the removal of screens.

Contractors will not be responsible for damage to the garden. Keith will move/protect plants as required.

Boxes for water shut off are installed. The instructions are not there yet, but will be put in when they are available. Patrick tested the shut off in his unit. The shut off is seized. We will need to test the shut offs in each unit.

The window clips. These will be replaced in the spring.

AGM – Canmar will book Christ Church hall. The only date they have available is Tuesday, May 26, 2020, at 7:00 pm.

Gas Meter. The bollard will be installed in front of the gas meter. This will be done by Heritage Gas. They will put it in the corner of the garden bed, so we will not have to change the walkway to the side door.

Alteration requests.

Unit 205 has requested to install a jet tub. These are not allowed as they make too much noise, as a result, this request has been declined.

Unit 210, alterations have been approved pending closing. Any light fixtures being installed must not interfere with sprinklers and the work must be performed by a licensed and insured tradesperson.

Re: Dog related complaint. No new complaints. An email from our lawyer was received and reviewed. A response was prepared and instructions determined.

We all know how beautiful our gardens are and we forever in the debt of our resident head gardener, Keith. His hard work has not gone unnoticed. We have received the following:

The Dartmouth Horticultural Society has nominated our garden to be part of the Nova Scotia Association of Garden Clubs (NSAGC) Annual Congress Garden Tour. The Congress is a 3 day meeting held at Mount Saint Vincent University and the Garden Tour takes place on Sunday, June 7, 2020, from 10am until 2pm. Keith will escort attendees around the property explaining what and why things are where they are. It will be similar to the DHS Tour that took place last summer.

This is quite an honour in the gardening world. I'm sure leading up to the tour, Keith will appreciate any help in preparing to have the grounds looking their absolute best.

For the AGM we would like to have a discussion regarding electric vehicle charging stations. Debra will get a few points together to discuss what the requirements will be to install charging stations in our garage. We need to be prepared for the future.

Meeting adjourned.