

Condominium Corporation #241 Board of Directors

Meeting Sept. 9, 2019

In Attendance: Jean Whalen, Chris Davis, Robyn Elliott, Cheryl Hebb, Canmar- Don & Kim, Patrick Parnell

Absent: Debra McLellan, Brad Miller – who did call in for a while.

Meeting called to order

Approval of the minutes from the previous meeting was done by email.

Superintendent's report – Patrick

Money from the bottle fund was given to the lobby fund. \$109.

Balcony 210 is separating from the building and dropping. It needs to be jacked up and there is a leak as a result in the garage. Canmar has a company coming on Sept. 10, to assess and see if it can be jacked up and caulked.

We fared pretty well with the weather event, Hurricane Dorian. One window leaked during the storm, needs to be caulked. – no interior damage, this will be fixed.

We thanked Patrick for being available during the power outage to let tenants in and out of the garage and the front door. We discussed what measures to take for future power outages. For the garage door it was decided no changes will be made. For the front door being inaccessible, the battery in the fob system will be replaced – hoping that will allow the door to continue to work for a longer period of time. In any event, this was an extreme circumstance, and it should not happen often, as normally, the power is not out for this length of time.

Regarding the emergency lights in the halls. There are no lights that will stay on for that period of time. We can replace the bulbs with LED bulbs which may extend the length of time the emergency lights will remain on. We discussed purchasing battery lights with rechargeable batteries to put a couple in each hallway when the power goes out. Chris will send information to Canmar on these lights.

Question was raised if balcony railings could be painted as some of them have the paint coming off. Canmar is not sure if they can be painted, but will research.

Table will once again be set up for Halloween at the front door to hand out treats. Any donations are greatly appreciated and hopefully a couple of people will volunteer to hand out the treats. Check with Patrick if interested.

Canmar report:

- 1) Garbage room floor coating was completed, looks great

- 2) Window cleaning – on the Victoria St side- the glass is extremely dirty because of the construction that has just been completed. – are looking into having the cost shared by Lotus Point.
- 3) First floor balcony being assessed to be jacked up
- 4) Asphalt roof shingles – some repairs need to be done. Need to obtain HRM approval to access front of the building with staging or alternative to utilize contractor that can provide swing staging from the top. Access is difficult for safety. This should be completed before winter.
- 5) Hallway carpet cleaning is scheduled for Sept. 17.
- 6) Getting estimates to upgrade the fob system at the front door.
- 7) Dryer vent cleaning. Will obtain information next week for alternatives for the cleaning and costs. Will share the findings with the board.
- 8) Statutory obligations are up to date.
- 9) Owner requests for alterations were approved.
- 10) Financial as of June 30th. Operations are well within budget. General fund current earnings \$3871.30; contingency fund balance \$171,672.24; reserve fund balance \$480,823.28

Other business:

Question if columns out front should be painted or cleaned. We will look at doing this in the spring.

Clips for the windows: they are being ordered and Patrick will install them one floor at a time when they come in.

New mat coming for the elevator.

Canada Post asked to put a new box in – we will get measurements to see if it can be accommodated.

New lights installed in the garage by the doors – much nicer and brighter.

Need to install a post in front of the gas meter.

Should we revisit the special resolution? – air b&b, cannabis growing, and smoking. We decided to look at this in the new year.

Elevator – Canmar to check to see if anything needs to be done with the elevator.

Canmar presented a new contract for the upcoming year – only changes are to the notice period.

Our next meeting will be Monday, Nov. 4, 2019 at 6:30 – this will be a budget meeting.

Met out of camera on the Canmar contract – Jean moved to renew the management contract. Chris second. Motion carried.

Meeting adjourned.

