

HCC #241 - General Board Meeting January 24, 2022

Attendance: Chris Davis; Jean Whalen; Robyn Elliott; Wayne Carter; James Halliday; Kathy Curley; Don Buck (Canmar); Patrick Parnell (superintendent).

Patrick's report:

- Racoons no longer an issue
- Cap on roof not yet replaced due to weather conditions that make it unsafe to be on the roof. Patrick will get to it as soon as possible. In the meantime it is not affecting our heating system.
- Latest bottle fund contribution was \$105
- Waste management is not an issue at this point. HRM will pick up larger items such as mattresses and appliances (freon removed); tenants can call 311 (or ask Patrick to do so) to have that arranged.
- Parking stall #19's storage unit has been painted
- Snowblower works well. Used one sold for \$140

Canmar report:

- Financial report was distributed by email for the 12 months ending December 31, 2021. There were no issues raised by tenants about the rise in condo fees.
- Schooner's estimated cost is \$66,000 to date.
- The issue of Costal's slow progress was raised.
- Don will distribute a notice asking for tenants' updated information and forward compiled list to the Board.

Other business:

- Leak in unit #402 is caused by the door in unit #502. A new door for #502 has been ordered.
- Bottle fund total now \$567.45. There were no immediate suggestions for its use.
- The request to extend the balconies on units #209 and 210 was denied, both for safety and possible water issues. Don will inform the tenants.
- Window replacements in some units have resulted in wider moldings, and are now too narrow to accommodate existing blinds. Although some blinds can be cut to size, some cannot, which means that those window coverings need to be replaced. It was decided that the Board will pay to replace affected blinds but will ask tenants to provide 2 estimates. Robyn Elliot and Jean Whalen were not present for this particular discussion.

Next meeting: February 7, 2022 at 5:30 PM

