

HCC #241 , Minutes : November 16, 2017

Present: Robyn Elliott, Debra maclellan, Canmar (tim) , James Halliday, Superintendent (Richard MacQueen) , Chris Davis, Jean Whalen

ABsent: Brad Miller

1) moved by Chris Davis, 2nd by James Halliday , minutes approved

2) Superintendent's report:

- unit 503 - window order misplaced by Canmar , tim to follow up .
- unit 506 - leak found and fixed ; floor needs to be repaired due to water damage. Tim will contact Taylor Flooring to get some samples .
- unit 406- repaired ceiling and wall
- water pump in boiler room leaking ; metro burner called to fire up after gas meter replaced ; Canmar to get fixed .
- Garage store was staying open again ; it will be examined and may need to be replaced

IT WAS EMPHASIZED THAT RESIDENTS NEED TO CALL THE SUPER WHEN THIS HAPPENS

- 20 new FOBS will be ordered to replace older version .
- A camera installed in garbage room didn't work because it doesn't match the unit used to run all the others .
- outside light replaced at stairway , it was corroded ..LED will be replacement .
- unit 511 - door- company "foxwood" did not show up . Tim to follow up .
- unit 404 - window to be caulked .
- Cracks in tiles - due to no joints for expansion ; as time goes on will have more like the one at office door . Lobby by elevator needs to be painted .
- Storage units -Super told residents to paint as soon as possible .
- Unit 303 - James spoke to them and unit 203 who said now quiet . The police have been called in last 6 months . 203 have been told to call super directly .
- Christmas decorations to be put up by Richard ...2 artificial trees will be used .

Canmar:

- Statutory obligations need to be supplied monthly .(ie. payroll information such as EI/CPP)
- Update on new tenants deferred .It was agreed that Canmar would supply a list of all owners and tenants in january of each year .
- James , brad and Chris will continue to be signing authorities for corporation .
- Quotes for carpets; samples were not dropped off ...Tim to contact Taylor Flooring and the board will examine and pick (plus extra for replacement)
- status on sealing steps will be assessed this week .
- Fireplan - there is a PDF version on line - Canmar to draft for review in January .
- Water Conservation session - mandate has changed so brochure will be put up on board by Debra and will be a topic for discussion at AGM .
- Condominium Fees - there will be no changes this year .

Financial Report:

- Budget for 2018 : no change to fees ...we have moved some cash to more investments . Moved by Chris Davis, 2nd by James Halliday , budget approved .
- Recycleable Fund - 634.51 . This will be used to purchase items for mantle and lobby (chairs/bookcase)

By-law amendments :

- Canmar to refer issue to Pat Cassidy for an opinion and action to amend "definition of family" and "rental" policy .
- Holiday social will be on December 17th ...notice to be put up .

Other Business :

- Canmar's contract has been renewed for another year . The board did ask that going forward we recive reports and repsonses in a timely fashion .
- garage is quite warm . Richard will check the boiler etc .
- snow removal - same plan as last year .

Next meeting : january 2018