

HCCC #241 Board Minutes Jan. 7, 2020

Present: Jean Whalen, Cheryl Hebb, Brad Miller, Chris Davis, Debra McLellan, Pat Parnell, Don & Kim (Canmar), Robyn Elliott via speaker phone. Also attending first portion of meeting, insurance broker, Ed Nix.

The board met with insurance broker, Ed Nix to review the insurance policy for the upcoming year. The insurance policy was up for renewal Dec. 31, 2019. The insurer, RSA, is no longer insuring condominium buildings, therefore the broker had to search the market for another insurer. He reviewed the markets that were approached and all declined. He did obtain one quote for \$27,000. Our expiring policy premium was \$12,518. He explained the market conditions and why the insurance has become hard to place and why the premium has increased so much. There have been no claims made against the policy. We have no alternative quotes. Some of the highlighted changes with the new policy is increased deductibles. The following deductibles have been changed:

Building \$5000 (was \$1000)

Sewer back up \$10,000 (was \$5000)

Water damage \$10,000 (was \$5000)

The insured limit on the building has changed from \$12,113,700 to \$12,385,967

Individual condo unit owners should carry their own insurance policy on their unit as the deductible could be downloaded to the owner if they are responsible for a claim. The insurer may also subrogate the amount of the claim to the responsible person.

Regular meeting:

Water shut off for each unit. The water shut off for each unit is behind the washer, it requires a key to shut it off. We will have some of these made and put in the hallway beside each fire extinguisher in case of emergency that the water needs to be shut off.

Fob – In the past, there were fobs given out that were still live. They have been accounted for and returned if the person in possession does not reside in the building. The exceptions are: Canada Post and Waste Management both have fobs to enter the building. Eastlink and Bell do not. Anyone given a fob will have to give their name and contact information.

NS Power Meter upgrade – some of us had notices in our mailbox that NS Power was upgrading the meters. Wondered why they couldn't do a mass switch, to switch them all at the same time. They have since been completed.

Purchasing a shed for the gardening supplies. The furnace room cannot be used for storage, and we need someplace to keep all the garden supplies. Some of the residents with Patrick will put in a crusher

dust pad and put the shed on it. It will be in the back garden. Keith will make it look fabulous. Cost of the shed \$1148. Motion made to purchase the shed, Cheryl moved, 2nd by Debra. All agreed.

Dog barking causing a disturbance for some neighbours. Canmar has sent a letter and will send a second letter.

\$100 in the bottle fund. The most recent purchases from this fund were some new Christmas decorations.

Dryer vent cleaning. Access is the problem. Will discuss later.

Plastic tabs for the windows. Canmar to source them and get them to Patrick.

Vacuum. Canmar looking at a power vac, a back pack vacuum for the building to vacuum the stairs. Patrick will check on prices.

We will need to increase the condo fees to cover the increase in the insurance cost as the budget for 2020 had already been approved. Canmar to send out a notice to all owners. Motion was made to amend the budget and adjust the condo fees to cover the increase in the insurance premium. Moved by Robyn, 2nd by Jean. All agreed.

Following items need to be repaired or inspected this year. Roof shingles on the corners of the building need repair, several shingles have blown off in recent storms. Windows need caulking, dryer vents need to be cleaned, some mortar repair. We will need staging erected all along the front of the building so these items can be repaired on that side of the building. This will be done on or after June 15 as there is a garden event prior to that date, and this will give our gardener, Keith time to move plants that may be in the way of the scaffolding.

The purpose of this meeting was to review the reserve fund study, however, we were not able to review it as the insurance took up most of the time. We will meet again in February to review the study.

Meeting adjourned, next meeting will be Feb. 10 at 6:30 pm.