

HCC #241 - General Board Meeting October 11, 2022

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

1. A pot light in the lobby was replaced. Another one needs replacement but is covered for the present. It will also be replaced.
2. The elevator was down on Saturday night, October 8th, and a repair person was called in to fix the control panel. The elevator is showing signs of age and these issues will come up more often in the future. Replacing the whole control panel might be necessary. Don will contact Otis for upgrading costs.
3. There was a break-in on October 2, with the intruder gaining entrance through the garage and then talking his way into the building. There were some items taken from unlocked cars, including a fob that has since been deactivated. Police were here and took statements. A resident reported that a man with a backpack tried to enter the garage lately, saying he was a homecare worker. He was told to go to the front door and buzz his client. Whether he did or not is uncertain. All residents are strongly encouraged to be careful when allowing access to the building.
4. There have been no more reported mice sightings in the past couple of weeks. The bait stations seem to be working. The pest control company still only comes around once a month but should be coming more often now, at least until we are sure we are clear of the problem.
5. Patrick will book Christ Church Hall for our AGM on either November 3rd, 10th or 17th, depending on availability.
6. New owners are moving into unit 301 at the end of October. This led to a discussion on the necessity of updating all new tenants and owners on the Fire Plan.
7. We have had 2 quotes for insulating the furnace room, one for \$1995 + HST from Twin City Insulators. Don will check to make sure the quotes are for the exact same job. This job would be done in the spring.
8. We have one quote for the CO sensors with another one to come before any decision is made. First quote is \$5492.10 for 3 sensors. Our current sensor works but codes have changed and now require a sensor every 45 or 50 feet.
9. The new doors and windows are on their way and should be here on Tuesday, ready for installation.
10. Another new door for unit 502 had to be ordered because the replacement for the original door was inserted before the brick work was done and is no longer usable. The price of the new door is \$2200.
11. Natural gas prices have doubled in the past year, and this should be reflected in the new budget.
12. Canmar answered a tenant's request for more information regarding the renovations.
13. During the latest power outage the need for a generator to run the elevator, doors, and hall lights was obvious. It was not safe in the building during those few days. Don will get quotes

14. The condo corp received an invoice from Schooner for work done, dated Aug 31, 2022. The board requested further clarification of the invoice. Don to obtain and forward to the Board.

Next Meeting: AGM. Date to be confirmed.