



MEETING MINUTES

Condo. Corp. No. 0614475

September 26, 2019

CALL TO ORDER

A meeting of the Board of Directors was held at the Small Owners Lounge of Condominium Corp. NO. 0614475 on September 26, 2019 at 18:30.

As there was Five (5) Board of Directors in attendance for the meeting quorum was constituted as reached and Dennis Locking chaired the meeting and called the meeting to order at 18:28

NOTE:

- *All votes were conducted on formal seconded motions by show of hands and majority recorded as "approved".*
- *Supporting documentation for the Board of Directors is recorded in the Manager's Report and does not form part of the minutes in order to meet the needs of current privacy legislation.*

ATTENDEES

Dennis Locking (President/GM Liaison)

Mona Soyland (Secretary)

Andy Gregory (Treasurer)

Steve Lawrence (Member at Large)

Doug Kalin (Member at Large)

Wanda Hogg (General Manager)

MEMBERS NOT IN ATTENDANCE

Ryan Locking (Vice-President)

Andres Guaqueta (Member at Large)

Corey Baker (Member at Large)

APPROVAL OF MINUTES

1. June 27, 2019 General meeting minutes approved, with edits. *Motion to approve, seconded, approved*

EMAIL RATIFICATIONS – as summarized in Manager Report

Confirmation of Email Ratifications as presented to the Board; *between June 27, 2019 – Sept 26, 2019.*

06.25.19 – _Three Service – _Electrical update for site Office – within budget work completed - *Actioned*

07.15.19 – _Panther – Sprinkler “t” - *defer*

07.15.19 – _Vipond reader for missing parkade door and south office *Approved*

07.18.19 – _Scupper finishing details -approved to JRS 07.19.19 *Actioned*

08.12.19 – _Roof Ph II/Curb//JRS Inv – May-revisit 08.12.19 due to leak activity in 4-1 - *Actioned*

08.15.19 – _Temp Pet Application (over weight) - *Approved*

09.09.19 – _CAON – Heat pump condensation drain line replacement – *Approved to proceed within allowance approval*

REVIEW OF FINANCIALS

June 2019 - Provided by Bridge The Gap – July 23, 2019

July 2019 - Provided & Distributed - August 21, 2019

1. Arrears – Active summary in Management report
 - I. As of August 7, 2019, \$41,378.93 up from \$34,714.51 – written letters to all.
 - II. As of Sept 25, 2019, balance \$31,523.45 down from \$41,378.93

RESERVE PROJECT UPDATES

1. **Roof/Scupper-** Phase I roof completed,
 - I. Phase II with curbs and drains being scheduled
2. **Parkade** - Completed, final walk through Sept 24/19- **JRS**
3. **EFIS/Column Review** - Board approved to proceed with review - JRS coordinating needs and will advise. **Securement of upper Balconies progressing should be completed by Oct 7- SP Services**

NEW BUSINESS

- Discussion of fall/holiday Open House for residents.
 - residents sign up for committees at event
- Discussion of Survey for residents on Survey Monkey

ADJURNMENT

September 26, 2019 at 20:00

DATE OF NEXT MEETING

October 24, 2019 – Budget RF/Draft