

Gateway South Centre
CCN 0614475
Board of Directors Meeting

21 February 2017

Board Members:

Name	Present
Ryan Locking	Y
Andy Gregory	N
Tyler Stappleton	Y
Patricia Cyr	N
Doug Kalin	Y
Dennis Locking	Y
Mona Soyland	Y
Steve Lawrence	N

Property Management:

A. Beka C-Era Property Management & Realty

Guest(s):

K. Johnson Secretary

AGENDA

1.0 Call to Order:
<p>➤ Dennis Locking called the meeting to order at 6:40 PM.</p> <p><i>All in favor, motion carried.</i></p>
2.0 Adoption of Minutes from January 20th 2017:
<p>➤ Tyler Stappleton made a motion to accept the Minutes from the January 20th Board Meeting; this was seconded by Mona Soyland.</p> <p><i>All in favor, motion carried.</i></p>

3.0 Standing agenda items:	
3.1 Security review & updates:	
<ul style="list-style-type: none"> ➤ New fobs are ready to be handed out to building residents ➤ Notice to go out as soon as possible (via Constant Contact and hand delivered) ➤ Residents will be given a specific amount of time to pick up new fobs before the old ones are deactivated ➤ All new cameras inside building have been installed ➤ The parkade cameras have not yet been installed ➤ Paladin Security is currently on site to complete the work on the magnetic locks ➤ MPMP quote for fire pull stations was approved via email 	
3.2 Cracks in parking stalls:	
<ul style="list-style-type: none"> ➤ Arrange with site manager so that those affected by the leaking parking stalls can use visitor parking until the repair is complete 	
3.3 Site office relocation:	
<ul style="list-style-type: none"> ➤ Currently in progress ➤ Furniture is on back order ➤ Window frosting and blinds due in approx. 2 weeks 	
4.0 New business:	
4.1 Review of Management Report:	Angie
<ul style="list-style-type: none"> ➤ Board has concerns regarding accruals 	
4.2 RJC report:	Board
<ul style="list-style-type: none"> ➤ Board to review report in its entirety before a decision can be made ➤ Send report to Dwight Cameron at BS+A for review & recommendation ➤ Decision tabled until more Board Members are in attendance to discuss and vote 	
4.3 Insurance claim for break-in:	Angie
<ul style="list-style-type: none"> ➤ Belfor is not being responsive whatsoever ➤ C-Era to follow up and be firm, include Dennis on email correspondence 	
4.4 On-going elevator issues:	Angie
<ul style="list-style-type: none"> ➤ C-Era to obtain a cost to bring in an elevator consultant to begin holding TKE accountable for lack of service 	
4.5 Solar panels hail damage claim:	Angie
<ul style="list-style-type: none"> ➤ Angie will speak to management C-Era, Board has instructed C-Era to have insurance adjuster order solar panel work and have it completed a.s.a.p. 	
4.6 On-going water shut offs:	Angie
<ul style="list-style-type: none"> ➤ Caon to be instructed to install shut off valves on risers going forward to alleviate resident frustrations regarding water shut offs 	

6.0 Action items:

- Notice to go out as soon as possible advising residents of fob changes
- Arrange with site manager so that those affected by the leaking parking stalls can use visitor parking until the repair is complete
- Angie to advise C-Era management that the Board has concerns regarding accruals
- Board to review RJC report in its entirety before next meeting
- C-Era to send report to Dwight Cameron at BS+A for review & recommendation
- C-Era to follow up with Belfor and be firm, include Dennis on email correspondence
- C-Era to obtain a cost to bring in an elevator consultant to begin holding TKE accountable for lack of service
- Angie will speak to management C-Era, Board has instructed C-Era to have insurance adjuster order solar panel work and have it completed a.s.a.p.
- C-Era to instruct Caon to install shut off valves on risers going forward to alleviate resident frustrations regarding water shut offs

7.0 Meeting Adjournment:

- A motion was made by Doug Kalin to adjourn the meeting; this was seconded by Mona Soyland.

All in favor, motion carried.

The meeting was adjourned at 7:55 PM.

Next meeting: March 14th 2017 @ 6:30 PM