

Gateway South Centre
CCN 0614475
Board of Directors Meeting

May 9th 2017

BOARD MEMBERS:

Name	Role	Present
Ryan Locking	President	Yes
Andy Gregory	Vice-President	Yes
Patricia Cyr	Secretary	No
Doug Kalin	Member-at-large	Yes
Tyler Stappleton	Treasurer	Yes
Dennis Locking	Member-at-large	Yes
Mona Soyland	Member-at-large, On-site Assist	Yes
Steve Lawrence	Member-at-large	Yes

PROPERTY MANAGEMENT:

S. LaGreca Community Manager, C-Era Property Management & Realty
M. McEwan Assistant Community Manager/Secretary, C-Era Property Management & Realty

AGENDA:

1. Call to Order/Quorum Established
Ryan Lock called the meeting to order at 6:33 PM.
All in favor, motion carried.
2. Approval of Previous Minutes – April 2017
Dennis Locking made a motion to accept the Minutes of April 11th 2017 Board Meeting; this was seconded by Steve Lawrence.
All in favor, motion carried.
3. Approval of Management and Financial Report – April 2017
made a motion to accept the April 2017 Financial Report

OLD BUSINESS:

1. **Accruals**
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2. **RJC Report**
- Decision was made in March 2017 meeting. Motion was made and carried to do what was necessary at the time being. Crack Hunters to complete the needed repairs.
3. **Insurance Claim Status**
- All invoices are being sent to the adjuster.
- The Corporation has not received monies from the insurance company as the insurance company wanted to wait until the repairs are complete.
- The Corporation is willing to wait until the end of repairs to receive payment on the grounds that the entire amount is paid within 30 days of the completion.
4. **Break-in repair updates**
- Shannon will converse with Pure Restoration and find out where we are at with repairs.

- Shannon will follow up with City Police with regards to the suspects.
5. **Elevator Consultants**
 - C-Era to look into elevator companies and consultants. Steve to help with this.
 6. **Solar Panel Damages**
 - C-Era received quote from Caon to remove the Solar Panels: apporx. \$166,000. The reason for this is that the heating system will be affected and need to be adjusted.
 - Can we get a cost break down on how much was spent on the solar panels? Can this be claimed under insurance? Shannon to investigate.
 - Can we find out how much it will be to get the panels up and running correctly? If they can't, can they tell us what the cost difference will be when they are removed in regards to gas usage?
 - Ryan requested that Caon Services attend the next Board Meeting to further explain.
 - Shannon to contact Allen at Mec Wave and explain the situation and ask for advice on where to go from here.
 7. **Lighting Incentive**
 - Mona to source and price out approx. 1500 bulbs.
 8. **Video Management Software**
 - This will be included in the insurance claim.
 9. **Unit Repairs**
 - The Board wants to be sure that if an Owner should be responsible for a loss or damage that they are being charged back the cost of repairs.
 - An Owner should be notifying their insurance company as soon as a loss occurs, even if it is not their responsibility.
 - Where there is a loss that involves Common Property, the Corp will mitigate damages.
 10. **Upgrading Guest Suites**
 - Table until next meeting
 11. **Fire Inspection**
 - Scheduling for mid-June
 - Shannon working with Dalroy Controls to rectify deficiencies from last year.
 - Shannon to request quote from Vipond to complete this year's inspection.
 12. **Advanced Building Science Report**
 - Working on the lawsuit with DBD, and this year's repairs.
 13. **T-Rack**
 - Tyler advised The Floor can support it, does not need to be bolts to the ground.
 14. **Building Envelope**
 - Shannon will obtain 3 quotes for requited building envelop instated by the City of Calgary
 15. **Electrical Transformers**
 - Caon advised at the time of the signed contract that they would clean the transformers for free. Shannon to follow up with Caon.

NEW BUSINESS:

1. **Blu Planet Composting**
 - Date to go live is November 1st.
 - Shannon to speak with BluPlanet about giving presentation at the September AGM
2. **Roof Update**
 - Shannon requested the invoices from Roof Hospital up to date. Have not received invoices as of yet.
3. **Owners Lounge Checklist**
 - Shannon brought forth a check list that she would like to implement for Owners to use once they are finished using the room. The Board advised that as the management company, C-Era should take care of that sort of policy/procedure.

4. **Unit 2314 car damage**
 - Board reviewed the quotes presented by the Owner and decided they approve
5. **Wizard Construction Landscaping Replacement**
 - Dwight brought forth a quote to replace concrete around property, as needed. Budget allows for \$80,000 from reserve. Denis will contact Dwight and advise that this is approved.
6. **Other:**
 - C-Era to double check condo papers for Board Meeting Minutes and clarify the policies and procedures for providing the minutes to
 - Need a house adjuster for Internal Insurance
Dennis will provide further information.
 - Steve Lawrence motioned to approve the hire of an In House Adjuster, this was seconded by Doug Kalin.
7. **Security**
 - Security Cameras 100% complete and working. Board very happy with the install and program. Heather will start training on how to use the software. DVRs
 - Board would like to advise Owners at AGM of the upgraded system.
 - Board would like to
8. **On site Office**
 - No Air Conditioning, Shannon to ask Caon if they can install.
9. **Owner Lounge**
 - Coffee Tables need to be replaced. Mona will investigate if there is monies allotted for replacing.

ADJOURNMENT:

A motion was made by Mona Soyland to adjourn the meeting, this was seconded by Steve Lawrence.

All in favor, motion carried.

The meeting was adjourned at 8:22 PM.

NEXT MEETING:

June 13th 2017 in the Small Owners Lounge, Gateway South Centre.