

**Condominium building**

La Renaissance



**Carleton Condominium Corporation No. 498**

**Minutes of the Meeting of the Board of Directors**

**Held Monday, January 24, 2022, starting at 6:30 p.m.**

**by Videoconference**

**Present**: François W. Lalonde Chair

 Diane Cote Secretary

 Claire Frechette Treasurer

 Natalie Belovic Director-at-Large

 Scott Hewton Director-at-Large

 James Gu Property Administrator, CIPM

Nadia Freeman Vice-President, CIPM

**1. Call to Order**

 The Chair, François, called the meeting to order at 6:42 p.m. moved by Natalie, seconded by Diane.

**2. Adopting Agenda**

The agenda has been adopted, moved by Nathalie and seconded by Diane.

**3. Adoption of Previous Minutes**

 The adoption of the November minutes has been postponed to the next meeting.

**4. Reception of Financial Statements of 2021**

 The reception of the 2021 financial statement will be postponed to next meeting

**5. Agenda item discussion**

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| balcony | -We received 4 quotes from Fishburn, EXP, Keller and IRC based on the guideline sent by Nadia. -CIPM recommends Keller because their previous report was satisfactory. Keller requests to be given a 4 week delay before starting the work. IRC would be the second choice. -The Inspection must include the slope of the balcony in writing. - CIPM will have to send out coordinated warnings to residents to clear out the balcony (1 month + reminders)- The Board accepted the Keller proposal with the addition of the balcony slope. The project could be done in late April or beginning of May.  |
| gym/pool | -The operation notice was sent starting January 31, according to the government guidelines.- Only vaccinated residents will have access to the pool and gym. Fobs will be activated accordingly from the office. All board members have agreed to the actions taken.  |
| hallway | - We are waiting for the next meeting to further discuss with Serina.-The environmental assessment and asbestos deep checking is approved to go ahead. All hallways (ceiling and wall near the fire hose, not the floor) will be inspected. |
| Package thief | -CIPM is going to research the possibility of installing electronic boxes. Meanwhile, CIPM will buy an independent camera capable of zooming in on the shelves. |
| lobby entrance camera | -James has explained that the camera has been installed but the app does not meet our requirement and will need more looking into.  |
| lockbox audit | -The deadline is on February 7th and the notice was sent to get all lockboxes registered.  |
| fire safety plan  | -Claire sent comments to the contractor, we are waiting for a reply. -CIPM has already filled out their part on the form.  |
| duct cleaning | -The Duct Cleaning project has been completed on schedule. Owners will be charged back for the costs.  |
| garage drainpipes | -The water puddle near the B1 elevator entrance needs to be checked. Scott has volunteered to check it. |
| maintenance issues/report | -CIPM will create a daily update of all complaints and suggestions from the residents and will make it accessible to the board. |
| EV | -The board wants to reach another electrical engineer firm to assess the installation of chargers. Broder will give a quote and scope of work for the electrical distribution maintenance. |
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**6. Other Business**

N/A

**7. Adjournment**

 The meeting was adjourned at 9:00 p.m**.,** moved by Natalie, seconded by Claire. The next meeting will be held on 21 February 2022 at 6:30 p.m. via videoconference.