

**Condominium building**

La Renaissance



**Carleton Condominium Corporation No. 498**

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

**Held Monday, February 28, 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

**1. Call to Order**

 The Chair, François, called the meeting to order at 6:37 p.m., moved by Diane, seconded by Scott.

**2. Adopting Agenda**

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

**3. Approval of Previous Minutes**

 The approval of the minutes for November will be carried out at the March meeting.

 The approval of the minutes for January with corrections is moved by Diane, seconded by Claire.

**4. Reception of Financial Statements of 2022**

 The $100.00 in Office fees charge needs to be removed from financial statements (wrong condo was invoiced).

 The financial statements for December 2021 and January 2022 have been received by the Board, moved by Diane and seconded by Claire.

**5. Agenda item discussion**

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| Hallway | The subject will be discussed during next week’s meeting with the designer. |
| EV charging station | Enviro proposed an assessment service for $4000. The board will continue to get more assessment proposals (if possible free of charge). James proposed to install a few (2-4) charging stations and the Corporation could always upgrade them with higher technology in the future (faster charging rate). However, the Board would like to find other solutions. James will provide Francois with the contact of EVmetro. James suggests that the board needs to give the contractor a sense of hope for the project to start in order to get a free-of-charge assessment. |
| Fire safety plan | Claire has reviewed the plan and submitted the comments. We are waiting for the responses from SNC Lavalin. Suzy has finalized all names/contacts that SNC needs. James will put the information of residents that need emergency help in both the office and the fire plan box.  |
| Main drain flushing | James will provide a report of all main drain clogging (date, unit, floor, cause). CWW recommended only flushing the bottom (horizontal) drain. The vertical drain flushing is not useful as it would clog anytime afterward. The kitchen sink drain can be flushed but it is currently pretty healthy as it has never been clogged (main drain). If we were to do the flushing, it would take 2-3 weeks and cost around $35-40k. It is not recommended by CWW. |
| Balcony assessment | The Board is waiting for Keller to confirm the dates of the inspection.  |
| Smoking Cannabis//Tobacco | One resident suggested not forbidding the balcony for grandfathered residents because the condo’s old air exchange system will make the smoke travel to other units instead.  |
| Dying trees in the front yard | James will take a look at the dying trees and verify if the City or the Condo is responsible for dealing with the problem. The Board maintains that the dying branches are a liability issue. CIPM will ask the landscaper to deal with the removal.  |
| East visitor parking lot drain/scoping | It seems the scoping is not done. CIPM will push the contractor (CWW)  |
| Electric maintenance | We received a quote from Broder. The other firms invited to quote were not interested. Scott will contact another contractor. |
| Whirlpool | In order to move forward with repair/ replacement or condemnation of the whirlpool, the board must get replies as to any new health and safety/ disability rule changes that would impact this project.CIPM is awaiting response form City regarding change of rules since previous installation. |
| Asbestos | Ratification motion for the non-urgent quote, moved by Scott, seconded by Diane |
| Joe’s return | Will be discussed at our next meeting after Joe has met with CIPM. |
| Water hot and cold | During the winter months, the issue is not noticeable. We will have to wait for the summer and early fall. James will make a report of the units with the issues. Otherwise, we will have to send a survey to all residents during the summertime. |

**6. Other Business**

N/A

**7. Adjournment**

 The meeting was adjourned at 8:40 p.m**.,** moved by Natalie, seconded by Claire. The next meeting will be held on 21 March 2022 at 6:30 p.m. via videoconference.