

La Renaissance



**Carleton Condominium Corporation No. 498**

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

**Held Monday, November 22, 2021, 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, motioned by Natalie, seconded by Diane.

**2. Adopting Agenda**

Approved by Natalie, seconded by Diane

**3. Approval of Previous Minutes**

 The board approved the meeting minutes of October 2021, moved by Natalie and seconded by Francois.

**4. Acceptance of Financial Statements of 2021**

The Financial reports for Sep and Oct are accepted, moved by Diane, seconded by Natalie.

**5. Agenda item discussion**

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| Hallway renovation | The meeting with designer was held on Nov 10th. The Board has decided to go ahead with requesting a quote from a contractor (as a reference) and is working with the designer to elaborate a more specific frame of work for this project.  |
| EV charging | Jason has sent his full report from Hydro Ottawa to Claire and Francois.  |
| Cannabis | Nadia suggested using the survey and introduction from another condo of the same size because it was short, direct, and very simple. A copy has been sent to the board. The Board has accepted to accelerate and finish the survey asap. |
| Garage flushing + scoping | CWW has flushed but not scoped yet. James said when flushing is successful, CWW normally would not send a report. The Board has requested getting the history of all flushing jobs from CWW. Natalie will follow up with the company. It was also suggested that the maintenance schedule from Capacity report be followed. |
| Hot/cold water issue | Natalie will continue to survey the issue and will try to find some possible solutions. |
| Gardening committee | Ms. Vachon has replied that she does not know of any possible successor. The Board suggested sending a request for suggestions to all residents for some candidates. |
| COVID | The board decided to make vaccines mandatory for gym and pool with still limited numbers. A two-week grace period will be given before deactivating all fobs. |
| Smoke Alarms responsibility | The Board has decided to consider, in the next annual fire inspection, to include the smoke detector (hardwired) at the corridor of the unit. James will get a quote from Total Fire. |
| James vacation in China | James will still be actively following the condo’s operation even in China. Suzy will assure the onsite office operations. James will make a report of all tasks done by Joe’s replacement. |
| Reserve fund project | Nadia suggested to get engineer’s service for consultation, but the Board needs to decide beforehand the scope and detail of projects. The Board said the first step is to check all balconies to find out if they have structural issues. It was also suggested that cement balustrade replacements should be explored (cost/benefit). |
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|  | Jan 12 for special board meeting for reserve find projects, physical onsite 11:30-1pm |
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**6. Other Business**

N/A

**7. Adjournment**

 The meeting was adjourned at 9:42 p.m**.,** moved by Natalie, seconded by Claire. The next meeting will be held on 24 January 2022 at 6:30 p.m. via videoconference.