

Board of Directors Meeting Minutes – OSCCC #975

April 17, 2019
Legendary Lounge

Present: Irene Shumada, Vijay Tejuja , Oliver Ho, Linda Charette

Absent:

1. Call to Order by the President

The meeting was called to Order at 10:02 am.

2. Approval of the Agenda

The Agenda was approved by all.

3. Approval of Minutes of March 5, 2019

The Minutes were approved by all.

4. Property Manager's Report - Operation and Maintenance:

Linda introduced herself and shared her background information on Property Management.

a. Elevator Maintenance:

Dan to try and get information from KONE regarding the significant reduction of noise (Unit 407)

→ what did they do to achieve this.

b. Janitorial services:

Excellent job being done.

c. Garbage Collection:

Note for AGM – residents need to be reminded to compact large garbage items.

d. Fire and Emergency Readiness:

Annual testing has been completed and certification received.

e. Visitors Parking:

No issues.

f. Landscaping / Snow Removal:

Snow removal was sub-standard this year. We will re-tender this winter.

g. Garage:

Garage cleaning to be done in June.

h. Heating and Ventilation:

No issues.

i. Lounge :

No issues.

j. Security:

No issues.

k. Communications:

Newsletter for Spring was distributed.

l. Fitness / Gym:

No issues.

m. Pets:

- Some issues with Owners not cleaning up after the pets.
- Issue with dog feces – unit contributing to this will have to be identified (403 ?)

n. Update on mold repair near Locker # 82:

- Insulation being redone to fix the problem.
- Foundation Leaks were noticed -- awaiting quotes.

5. Financials, Status Certificate:

We are trending below budget.

6. Contracts – New and Renewals:

Renew contract with Snow and Grow for summer maintenance this year.

7. Legal – Regulations, By-laws Communication

Waiting for lawyers to respond re: expropriation.

8. Other Items:

Items from AGM were discussed.

- Signage for use of TV in the gym.
- Heat pump maintenance.
- Property taxes.

No action required for the above.

Sheldon to be given a gift card for \$100 from Wal-Mart for the excellent job he is doing.

9. Date of Next Board Meeting: Thursday, June 6, 2019 at 10:00 AM.

10. Adjournment: The meeting was adjourned at 10:38 am.