

Minutes of the Meeting of the Board

Ottawa-Carleton Standard Condominium Corporation No. 947

Location: teleconference

July 21, 2020

Present:

Mark Whitton, President

Dan Kimmel, Treasurer

Jaye Shuttleworth, Secretary

Russell Grass, Director

Barbara Ravanelli, Capital Integral Property Management

Guest: Bruce Bailey

Absent: Tom Donnelly, Director

1) Call to Order

The meeting was called to order at 10:00.

2) Electrical Vehicles

Bruce Bailey gave a presentation on the work of the Committee for Electric Vehicles. It was agreed that 1) the committee could proceed to consult the condo board lawyer on the legal issues that they had identified during their work 2) they could prepare a questionnaire to survey the interest of residents and 3) investigate what other condos have done.

3) Agenda Approved

The agenda was approved by members.

4) Approval of Minutes

The minutes were approved,

4.1) Managers Report: Items for Approval/Board Direction

It was agreed to approve \$16,000 to find the leak on the 21st floor.

It was agreed not to authorize payment of repairs to the HVAC in individual units unless it is a system related issue

The board voted on a policy to require masks and it was passed. The board thanks the residents for wearing masks when in common areas.

4.2) Managers Report: Items Ongoing/Completed

The annual fire test was completed and the quote for repairs came in at \$17,000. It was agreed that quotes should be obtained from 3 companies.

The broken garbage shoot door handle has been repaired.

The budget was sent to owners. The insurance quote came in after the budget was released and was higher than expected. However, it has been confirmed that we can recover the increase in costs for insurance due to the sprinkler head failure into the legal claim.

The communiques on the sprinkler issue and HVAC were sent.

The security cameras were installed in the visitors parking area.

The BBQ should be repaired on July 23rd.

A bid was been received from a company to remove and replace the sprinkler heads but due to complications is was agreed that quotes should be requested from 3 companies.

5) Other business

Efforts continue to find an arborist who can advise on the tree.

6) Notice of Next Meeting and Adjournment

Meeting adjourned at 10:30.