

Strathcona Place – CCC279
Board of Directors Meeting
2019-05-25
Minutes

Present: Francine Chartrand-Lauzon, President
Dann Michols, Vice President
Leith Mullin, Treasurer
Christopher Rath, Secretary
Barbara Ravanelli, Property Manager, CIPM
Louise Sweatman, Officer

1) Welcome and Announcement of Quorum

Quorum present.

2) Approval of Agenda

Agenda approved.

3) Discussion on Generator Study

On 21 May 2019, M-H returned the generator replacement study commissioned by the Board. The opinion of Morrison Hershfield Limited (MH) is that the Building Code does not require the generator to power the elevator. While the generator does still need to be replaced, due to its age, the Board must decide whether to add the elevator to the generator, or not.

Motion to receive the report and accept the report made by Christopher; seconded by Dann; passed.

a. Decision on Replacement

Options presented by the M-H study to be considered by the Board (and the Board's decision):

- internal (present location) vs. external (new location) generator installation: internal
- natural gas vs. diesel fuel: natural gas
- add elevator to generator or not: don't add the elevator

This set of choices corresponds to option 1-B in the Study. Barbara will confirm with M-H that they have included their fee in the estimate for option 1-B.

Motion to proceed with Option 1-B moved by Francine; seconded by Dann; passed.

b. Impact on Special Assessment

While the decision to proceed with Option 1-B does reduce the cost of replacing the generator, a special assessment is still required. The Board discussed the special assessment and decided to leave the original assessment approach in place: \$100,000 this year and any remaining amount next year.

Moved by Louise; seconded by Christopher; passed.

4) Other Business

Yesterday, there was a fire alarm due to smoke in a unit. When the fire department arrived they observed that the elevator had not automatically returned to the main floor and shutdown awaiting the arrival of the fire department. This needs to be corrected and Barbara has notified Regional Elevator to investigate and correct.