

Minutes of the Meeting of the Board

Ottawa-Carleton Standard Condominium Corporation No. 947

Location: teleconference

January 21, 2020

Present: President, Treasurer, Secretary, Director, Property Manager

Absent: Director

Call to Order: the meeting was called to order at 10:10

Approval of Agenda: The board reviewed and approved the meeting agenda.

Approval of Minutes: the minutes were approved after subsequent correspondence with the absent director.

4.1) Managers Report

- The new Board members must complete CAO training must be complete by March 23 and ensure they have Portal access to set up CondoWorks accounts.
- A new window supplier is required. Russell offered several suggestions.
- The work on 1802 should be completed by the end of January. Several sprinkler heads are being sent to 2 different companies for testing to determine if there is an issue. The builder was put on notice for potential claim for the sprinkler failure in unit 1802. The builder is being very cooperative.
- A request for a Hydro Rebate was submitted before the

January 31 deadline.

- The annual generator load testing was completed
- The fall window cleaning was completed.
- There had been a water main break on Lisgar but it had minimal operational impact on The Merit.
- The heating started in the building on October 2. Notice should go to all residents advising of the date of the changeover from cooling to heat and heat to cooling.
- RIA audit of the elevator noted several deficiencies that still have not been corrected but payment is still being withheld.
- Slurry wall repairs have commenced. Some work has been done and the work on the locker rooms is next.
- Unit heat pump maintenance was completed.
- AGM was held and the new board elected. Voluntary committees were created as follows:
Electric Vehicles : Bruce Bailey, Joaquin Navaro, Chris Robbins, George Payy, Roseanne and Richard Hill
Landscaping: Helene Corneau, Roseanne Hill, Brigitte Cutler
A message will go out requesting volunteers for a social committee.
- There will be another attempt to complete the thermo heat testing via drone to determine where the leak is on the 21st floor.
- A purchase order has been issued for a service contract for the front door. It will include 2 inspections each year. The current repairs are waiting for warmer weather since the door

has to be removed for repairs.

- The fuel tank for the generator was filled on January 16, the generator can power the elevators, emergency equipment, chillers and emergency lighting