La Renaissance



**Carleton Condominium Corporation No. 498**

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

**Held Monday, July 22, 2019 starting at 6:30 p.m.**

**The Boardroom, 40 Landry Avenue, Ottawa, Ontario**

**Present**: Stéphane Émard-Chabot Chair

 Lucie Chartrand Vice-Chair

 Jean-Maurice Filion Secretary/Treasurer

 Dan Duang Director-at-Large

 François W. Lalonde Director-at-Large

 Anne Makuch Property Manager, CI

 James Gu Property Administrator, CI

**1. Call to Order**

 The Chair, Stéphane Émard-Chabot, called the meeting to order at 6:30 p.m.

**4. Acceptance of Financial Statements**

All old data needs to be updated in the financial statement of June 2019.

The board decided to postpone acceptance of financial statements, because of reporting errors. These are to be resolved by CIPM and BDO before any further acceptance of the financial statements. Motioned by Jean-Maurice Filion and seconded by Lucie Chartrand.

 **3. Management Report**

**Maintenance issues**

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| 8 | Electromagnetic issue. #1702 | The lawyer had indicated the corporation has done enough for this issue, but further details are required from the lawyer.  |
| 18 | New/extension of bike storage | CIPM will ask a designer to make some propositions for an extension of the bike storage. Suggested new spaces are any available, even included the unrented parking space. |
| 38 | Whirlpool leaking (to B2) | Due to very high cost ($60 000), CIPM will ask the contractor If there is non commercial whirlpool alternative (above ground), non public, backyard type? |
| 44 | BELL fiber optic - #1706 | Board is rejecting the offer of $1500 resolution from #1706 due to damages claimed that caused by the Bell contractor during the optic fiber installation. CIPM will write a letter regarding this matter to the owner (draft to be shown to the boards before sending). |
| 48 | Rooftop maintenance | The mechanic room sealing needs to be repaired as suggested by the contractor, as for the anchors, the repair is not needed because it was inspected as good condition one month ago by Soulard. Moved by Francois Lalonde and seconded by Dan Duang. Also the board asked Joe to find out whose AC pipe was causing the leaking on (2019-07-04).  |

**4. Approval of Previous Minutes June, 2019**

The board approved the board meeting minutes of June 15, 2019 as amended. Moved by Lucie Chartrand seconded by Dan Duang. Some small mistakes however, have to be corrected.

**5. Ratification of Decisions Made Between Meetings**

N/A

**6. New business**

* Pool’s shower room: Joe needs an assistant for his work. The board has decided that CIPM will first get two more quotations on this project.

* Letter from Pierre Berthiaum: The board is working on the contents mentioned and will reply to the letter (drafted by Stephane.)

* Letter from Mary Taylor: The suggestion for a couple of open-meetings a year was discussed. The Board will make available to owners on the portal all meeting minutes from June 2019 forward, in English.

* The board requested that a blue recycling bin be placed in the BBQ area.

**7. Review of Latest Status Certificate**

 N/A

**8. Other Business**

The garage column repair project may be completed about mid-August 2019.

The payments have not yet been processed (from the reserve fund).

The board suggests to have an assessment/diagnostic for all leaking building joints.

**9. Adjournment**

The meeting was adjourned at 8:20 p.m. Moved by Francois Lalonde, seconded by Jean-Maurice Filion. Next meeting will be held on Sep 3, 2019, 6:30 pm.