

La Renaissance



**Carleton Condominium Corporation No. 498**

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

**Held Monday, September 30, 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 Duong Director-at-Large

 François W. Lalonde Director-at-Large

 James Gu Property Administrator, CI

**Guest:** Brent Blaseg Vault switch engineer, Hydro

 Yawar Khan COO, CI

**1. Call to Order**

 The Chair, Stephane, called the meeting to order at 6:29 p.m.

**2. Hydro Vault switch**

* Currently all electrical devices regarding Hydro are owned by the corporation, except the transformer (owned by Hydro).
* Hydro is giving the condo corporation the choice to take over the ownership of all high voltage devices (+600V) which it would then become responsible for all repairs and maintenance. The cost is estimated between 200k-280k by Hydro side only (+ 3rd party contractor’s installation costs).
* The contractor installation would be related to anything downstream of the building after the transformer.
* The project would consist of 3-7 days of work, meaning the whole building will be out of power during those days. A generator would be needed during that time (estimated cost of 40k/week) which would require a permit from the City. Accordingly, the best months to undertake such a project based on lowest hydro usage would be the months of May, June or September.
* Hydro mentioned that the project can also directly affect the EV charging station installation (charging location, capacity for the charging stations)
* Next step: The board agreed to start the initial preparation of the project: The board wants to go ahead with Enviro (recommended by Hydro) for a capacity study. And if possible to start the vault switch project around May 2020.

**3. Garage column repair project 2019**

 Following an explanation by Yawar Khan of CIPM, the board acknowledged that it understood the breakdown of the project hours and its costs.

**4. Acceptance of Financial Statements**

There existed a debit balance problem on the AR aging at the time the previous management company handed over the accounting data. Yawar Khan undertook to investigate the matter.

The acceptance of the August 2019 financial statements was moved by Jean-Maurice Filion, seconded by Francois Lalonde.

 **5. Management Report**

**Maintenance issues**

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| Asbestos report | The board requested that management inquire with Kanellos Consulting their recommendation about the asbestos presence flintkote vapour barrier (mentioned in the latest status certificate). The board requested a quote for resampling the whole 17 floor. |
| Town Hall Meeting |  The Board agreed to hold the Town Hall Meeting on November 18, 2019 |
| 901 sales | The common expenses will be split according to OP and RF. Special assessment and interest go to the RF. Motioned by Jean-Maurice, seconded by Francois Lalonde.  |
| Pool shower | The board requested that the contractor to use cement board instead of drywall during the repair. It was agreed to approve the $300 leaking investigation as the first step of the repair. |
| Vacuum | The board has agreed to buy from Snelling, a new commercial vacuum machine for Raymond ($2380) to replace the current 10 years old broken one. Motionned by Francois Lalondeand seconded by Lucie Chartrand. |

**6. Approval of Previous Minutes Aug, 2019**

The board approved the meeting minutes of September 3, 2019 as amended. Moved by Lucie Chartrand seconded by Dan Duong.

**7. New business**

 CIPM was asked to make a report of pool usage statistics during early mornings.

**8. Review of Latest Status Certificate**

N/A

**8. Other Business**

 N/A

**9. Adjournment**

The meeting was adjourned at 8:54 p.m. Moved by Francois Lalonde, seconded by Stephane Émard-Chabot. Next meeting will be held on Oct 28, 2019, 6:30 pm.