Condominium building

La Renaissance

Carleton Condominium Corporation No. 498
Minutes of the Meeting of the Board of Directors
Held Monday, June 22, 2020 starting at 6:30 p.m.
by Teleconference

Present:	Stéphane Émard-Chabot	Chair
	Jean-Maurice Filion	Secretary/Treasurer
	François W. Lalonde	Director-at-Large
	Dan Duong	Director-at-Large
	Anne Makuch	Property Manager, CIPM
	James Gu	Property Administrator, CIPM
Absent:	Lucie Chartrand	Vice-Chair

1. **Call to Order**

   The Chair, Stephane Émard-Chabot, called the meeting to order at 6:38 p.m.

2. **Approval of Previous Minutes of May**
   The board approved the meeting minutes of May, moved by Francois and seconded by Dan.

3. **Acceptance of Financial Statements**
   After investigation, CIPM found that the superintendent's GL code problem was due to the accrual. The Financial Statement of May 2020 has been accepted, moved by Jean-Maurice, seconded by Francois

4. Management Report

Unit 1014	The owner needs to be reminded that no short term lease (less than 6 months) is allowed
Pigeons	Due to the success of the riser 01, the board decided to try the Bird X Balcony Guard on the 2nd riser. The batteries will be included.
BBQ machine	The board has approved of buying a new BBQ, it will be taken from theGeneral R&M fund, moved by Jean-Maurice, seconded by Stephane.
Hydro vault switch	Once the Vault switch has been received by Hydro (from the USA), the project needs to be started ASAP. As for the consultant/adviser part, the Board requests that WSP be requested to do this work. Motion by Francois seconded Jean-Maurice.
Hallway	James will do the online survey. As for the paper presentation, Serena will prepare it and James will post it in the lobby.
Debbie replacement	The Corporation will try Jacynthe Fauteux, the new cleaner, for a few months.
Fence against big objects garbage	CIPM will ask the landscaper to plant some high bushes/plants to prevent people from leaving their garbage on the 40 Landry property.
Plants in the Landry Street garden beds)	Quotation of $ 7,429.75 from Landtech approved, moved by Jean-Maurice, seconded by Dan
Unit 104/103's water hose near the balcony	The board is not willing to replace the broken part (hose) of the owner's personal use. This will be communicated to the owner.
Pool/Party room Opening	Residents need to sign a disclaimer and James will arrange for restricted fob access to conform to the access times. NEW RULES: The pool opening time is 9am-7pm (fob system auto-un/lock), 5 people max in the pool, shower and changing room closed, Resident only. NEW RULES for the lounge: it will be open but no event will be held. 6 people max. Residents only
Contractors in the building	All contractors need to sign a safety protocol.

5. New Business

Roofing: CIPM will find a third expertise other than John Callender (from Fishburn Sheridan) and Maurice Quinn (from Capacity Engineering) before the next board meeting

Adjournment

The meeting was adjourned at 8:37 p.m., Moved by Jean-Maurice, seconded by Francois Lalonde.
The next meeting will be held on July 27, 2020 at 6:30 p.m.