

CARLETON CONDOMINIUM CORPORATION NO. 286

MINUTES OF THE MEETING OF Monday, January 11, 2021

HELD: Monday, January 11, 2021

BY VIDEOCONFERENCE

PRESENT: Howard Simkover
Brian Staples
David Mulrooney

Also in Attendance:
Anne Makuch, Capital Integral Property Management

1. **Call to Order:**

The meeting was called to order by the President, Howard Simkover, at 4:06 p.m.

2. **Past Minutes:**

The minutes of the Board meeting of August 17, 2020 were reviewed and approved.

Motion/Seconded: David Mulrooney/Howard Simkover
Carried.

3. **Treasurer's Report:**

The detailed financial reports for the months of August, September, October, and November 2020 were reviewed and approved.

Motion/ Seconded: Howard Simkover / David Mulrooney
Carried.

4. **Business Arising from the meeting of August 17, 2020**

Balcony railings: The balcony railing refinishing project is planned to proceed in April or May. Owners/Residents will be kept informed, as some items may need to be removed from the balconies, especially the ones facing Charlotte St. where the majority of the refinishing work will be carried out. The Contractor will access the balconies using a ladder.

5. **New Business:**

- New Owners: The Board welcomes new Owners in Unit 8, Unit 2, and Unit 3.
- Automatic Irrigation System: The new contract for the 2021 season will be ready sometime in February.
- Annual Fire Inspection: The Property Manager will contact A-One Systems to set up the annual fire inspection for late March or early April 2021.
- Annual General Meeting (AGM) – Since the most recent AGM was held in late October 2020, the Board plans to hold the next AGM in the early fall of 2021. Owners will be kept informed about the timing. However, the Board will determine and communicate the new Budget and Condo Fees in May, for the new Fiscal Year starting on June 1, 2021.
- Insurance Appraisal: The Property Manager will contact the appraisal company that did the last building appraisal, and two other companies, for a quote to undertake a building appraisal in order to have the appraisal completed before the end of March. The goal is to conduct an appraisal that would ensure the best value for the insurance renewal which comes up May 31, 2021.
- Elevator Lights: A plan is underway by Regional and AVT to replace the lighting system.
- Recycling: The Property Manager has requested that the City's recycling contractor replace one Metal/Glass/Plastic bin (Blue bin) with one Paper Recycle Bin (Black bin).
- Pressure washing the garage: The Board has booked Sunday afternoon April 18th for the pressure washing of the garage floor. Owners/Residents will be informed/reminded about the timing, since all cars must be removed from the garage.

- Balcony Membranes: The protective membranes on the concrete surfaces of the balconies are now more than 17 years old. We plan to have them assessed by a consulting engineer this coming summer, to determine when the membranes need to be reapplied.
- Other projects: The Property Manager will pursue obtaining updated quotes for two other projects – small repairs to the interior garage walls, and a repair to the outside of one garage door.

6. Next Meeting

Monday, April 19, 2021 at 4:00 p.m., by videoconference.

7. Adjournment

As there was no further business, the meeting was adjourned at 4:42 p.m.

Approved on behalf of the Board of Directors:

President

Secretary