

CCC 34

Board of Directors Meeting Monday, June 17 th , 2019 Boardroom at 665 Bathgate Drive 1:00 PM		
Attendees	Donald Séguin, President; Gary Lambert, Vice-President; Robert Kerr, Treasurer; Margaret Graham, Secretary Réjean D'Aoust, Property Manager	
Missing Attendees	Céline Legault, Director	
Recording Secretary	Margaret Graham	
Agenda Items / Discussion-Decision / Responsible		
1. Call to order	A quorum being present, the meeting was called to order at 2:00 pm following a presentation by Eric Kehat of Max TV Media for electronic notice boards.	
2. Approval of Agenda	Moved by Donald Séguin and seconded by Margaret Graham. that the agenda to be accepted. Motion 19-06-01 MOTION CARRIED	
3. Minutes Approval	The approval of the minutes of meeting from May 27 th , 2019 were approved on a motion. Moved by Robert Kerr and seconded by Gary Lambert. Motion 19-06-02 MOTION CARRIED	
4. MANAGEMENT REPORT		
Réjean D'Aoust	Property Manager	
Stack Cleaning Update:	On hold until the East Podium Membrane replacement is completed.	
Pool – New Regulations:	The Board of Directors and the Property Manager are presently working on a solution to meet with the requirements.	
Tennis Court Resurfacing:	The tennis court will remain closed until further notice for safety purposes. A decision to be made regarding the plans for the court has been deferred to next year 2020.	
No dogs and No smoking signs:	These signs are in the process of being installed.	

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Parking audit and re-assigning parking spaces:	This task is on hold until the completion of the East Podium Membrane replacement.
FOB audit:	This task is on hold until the new security system by Mircom is implemented.
East Podium Membrane Replacement:	This project is in progress.
Security Assessment:	This matter is on hold until new security system implemented, and lobby restoration is completed.
Owners and Tenants Information:	This work is still in progress.
Window Cleaning	Management will schedule the cleaning based on construction.
Patio Door Replacement:	The window and door have been ordered.
Parking Re-assignment:	This project is on hold due to construction.
Condensation in some units on the north side of building:	This investigation is still ongoing.
Pest Control:	This situation is down to preventive treatment.

5. RATIFICATION OF DECISION MADE BETWEEN MEETINGS

Following a presentation by Mircom on June 3rd, 2019, the Board approved the access control system offered by Mircom in the amount of \$30,800.98 + HST.

Moved by Robert Kerr and seconded by Donald Séguin.

MOTION 19-06-03

MOTION CARRIED

6. MONTHLY FINANCIAL

This matter was deferred until the next Board meeting.

7. ITEMS FOR DISCUSSION

1.	<p><u>Automatic door opener for front lobby doors:</u></p> <p>The Board approved a quote from Quality Lock to install door openers in the amount of \$4,236.37 (including HST) and a quote from Day View Electric in the amount of \$865.00 + HST to supply power to the locks.</p>
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	Moved by Robert Kerr and seconded by Margaret Graham.	
	MOTION: 19-06-04	MOTION CARRIED
2.	<u>Following the presentation by Max TV Media</u> , the Board moved to accept a five-year contract for 2 electronic boards at no cost to the corporation.	
	MOTION: 19-06-05	MOTION CARRIED
3.	<u>AGM Packages:</u> These packages were forwarded to owners on June 3 rd , 2019 for AGM to be held on June 19 2019.	
8. OTHER BUSINESS		
9. NEXT BOARD OF DIRECTORS MEETING		
Will be held:		This meeting will be held immediately following the AGM.
10. ADJOURNMENT		
The meeting was adjourned at:		5:10 P.M.

President Donald Séguin

Secretary Margaret Graham

Date July 22nd, 2019