

CARLETON CONDOMINIUM CORPORATION NO. 286

MINUTES OF THE MEETING OF Monday, May 1, 2017

HELD: Monday, May 1, 2017

PLACE: Apt. #9 - 275 Charlotte Street

PRESENT: Howard Simkover

Brian Staples

David Mulrooney

Also in Attendance: Réjean D'Aoust, Integral Property Management

1. Call to Order:

The meeting was called to order by the President, Howard Simkover, at 5:40 p.m.

2. Past Minutes:

The Minutes of the Board meeting held on January 25, 2017 were reviewed and approved.

Motion/ Seconded: David Mulrooney / Brian Staples
Carried.

3. Treasurer's Report:

- a) The detailed financial reports for the months of January, February and March 2017 were reviewed and approved.

Motion/ Seconded: Howard Simkover / Brian Staples
Carried.

- b) The Board reviewed and approved the proposed Budget for Fiscal Year 2017-18, along with the new monthly condominium fees. Condo fees will rise by 2.0% effective June 1, 2017. The fees for the odd numbered Units will become \$636.00 and for the even numbered Units \$610.00 per month. More details on the Budget will be provided in the AGM package and at the upcoming **Annual General Meeting on May 30, 2017**. All Owners will receive their AGM package later in May.

Motion/ Seconded: Howard Simkover / Brian Staples
Carried.



All Owners are requested to prepare twelve (12) post-dated cheques for their Condo Fees, and to provide them to the Property Manager (Réjean D'Aoust, Integral Property Management), or the Board Treasurer (Howard Simkover), by May 28, 2016, or to bring them to the Annual General Meeting on the 30th. The cheques should be made payable to "CCC 286" and dated for the 1st of each month, from June 1, 2017 through May 1, 2018.



4. Business Arising from the Meeting of January 25, 2017

- The Reserve Fund Study Update was completed in mid-March 2017.
- The Annual Fire Inspection was carried out on March 20, 2017; the Condominium has its new Fire Certificate, valid for another year.
- The garage pressure washing was carried out by a group of volunteers on April 9, 2017.
- The automatic sprinkler system was turned up by CityScape on April 27, 2017.

5. New Business:

- Front Steps: The Board has arranged for repairs to be made to the concrete front steps on Charlotte St., in front of the building.
- The Board has signed a contract with Ian Reynolds for landscaping services in 2017.
- The Board has signed a two year contract with Rio Building Cleaning for cleaning services, running to May 31, 2019.

6. Bring Forward Items

- None at this time

7. Next Meeting

Wednesday, July 26, 2017

Place: Unit #5 – David Mulrooney's Unit

Time: 5:30 p.m.

8. Adjournment

As there was no further business, the meeting was adjourned at 6:50 p.m.

Approved on behalf of the Board of Directors:

President

Secretary