

CARLETON CONDINIUM CORPORATION NO.60

Board of Directors Meeting
Monday, April 3, 2017
Board Room – 333 Chapel Street
7:00 p.m.

MINUTES

Present at the meeting: Marcia Clement (MC), André Laporte (AL), David Grant (DG), Valérie Gravière (VG), Marc Bouchard (MB), Réjean D'Aoust (RD).

1.	Call Meeting to Order	At 7:15
2.	Approval of Agenda	Addition of: <ul style="list-style-type: none">• Update regarding unit 405• Schedule meeting re website• Future use of room in the basement• Maurice's issues• Status of Decorating Committee recommendations• Condo Strength meeting (MB)• CCI meeting (MC) Moved by MC seconded by MB
3.	Approval of Previous Minutes	As amended. Moved by MC, seconded by VG (Feb 8) and DG (March 16)
4.	Business arising from previous minutes	Presentation re: LED Conversion by Lumenix at 6:30 p.m.
5.	Ratifying Board email decisions	Keller proposal to review pipe testing reports and recommend action: Moved by DG, seconded by MB
6.	Management Report	Front entrance system: more information next week. Fire system and wire: RD to contact Keller to challenge the quote in the RFS (should wires be changed?). Next RFS update:2018. Hydro vault: Sandringham building has a new one (call Homestead to discuss). Pool MAU: Keller should recommend contractor by the end of the month. RD to get a quote from Donley's Pools re cost of conversion to salt water.
7.	Financial Reports	5422: RD to check expense Note: Next Feb.14th will need to reinvest the current investments. Will also have new \$ from 2016-17 Special Assessment. Moved by DG, seconded by AL.
8.	New Business	Follow-up to Presentation by Luminex - MB to ask

		<p>Luminex if in some cases it is more expensive and time consuming to change ballast than to replace fixture. Lumenix proposal approved conditional on confirmation of ROI.</p> <p>CCI meeting (MC) - Auditor made a presentation. Expenses from operating fund (improvement) vs expense from RF (maintenance and replacement) - If we go ahead with Luminex, it will be funded from the RF as the auditor acknowledged that it is generally reasonable to replace items with the updated technology.</p> <p>Unit 405 - same as last month. Note from Secretary: the unit has been sold since the Board meeting, so the problem is resolved.</p> <p>Maurice's issues:</p> <ul style="list-style-type: none"> - Week-end cleaner - Not very good job, sometimes nobody shows up. RD to speak to the owner of the company. - Keys to the elevator and lockbox will be made available to the week-end cleaner while Maurice is away. - Notice of Maurice's vacation: will be put in mailboxes by Maurice. - Pool inspection by the City of Ottawa: a water meter is needed to record the amount of water we put in the pool. Chlorine meter (tests every 2 hours, and needs to be checked twice a day). Cost would be \$5K. Do we need the meter if we switch to salt water? RD to follow up with the City to request an extension. - Need to replace 2 boiler igniters (\$500 each). Approved. RD to follow-up with Maurice. <p>Room in the basement is going to be freed up. Get ideas from owners. MB to develop the survey.</p> <p>Decorating Committee Proposal was previously approved by the Board as proposed. RD to implement all steps of proposal (annex of February minutes) except step 4 (will be done by committee members).</p> <p>Condo Strength Meeting MB suggested more technical topics.</p> <p>Another CCI seminar: <i>No Reservation on RF</i> (MC and MB to attend on April 26th).</p>
9.	Next Meeting	<p>Meeting re website: April 18th, 7 p.m.</p> <p>Board meeting: May 9, 2017 - 6 p.m. (walk about outside)</p>
10.	Adjournment	<p>8:45 p.m.</p> <p>Moved by MC, seconded by VG</p>