



## CARLETON CONDOMINIUM CORPORATION NO. 47

Minutes of the Meeting of the Board of Directors of  
C.C.C. No. 47 held on Tuesday, September 19, 2017 at 6:30

### PRESENT:

Mr. M. Desjardins	- President
Ms. D. Richer	- Treasurer
Ms. Y. Coté	- Secretary
Ms. G. Lapensee	- Mechanical Director
Mr. D. Belecque	- Communications Director
Ms. M. Campeau-Leblanc	- Officer
Mr. R. Ouellette	- Property Manager

### CALL TO ORDER:

Mr. M. Desjardins called the meeting to order at 6:30 p.m. and the agenda was approved with the addition of "Reserve Fund Study" under Management Report.

### MINUTES:

#### Board of Directors August 22, 2017

Amendment under Treasurer Report: "The Board approved expenditures from May, June and July 2017.

**Moved by G. Lapensee, Seconded by D. Richer,** to approve the minutes of the Board of Directors meeting of August 22, 2017 with the amendment above. CARRIED

### MANAGEMENT REPORT AND BUSINESS ARISING FROM THE MINUTES:

#### **Windows**

Windows are ready. Unit 808 is being installed today. Installation will be scheduled for other units directly through Fenex. These will be done before the winter.

#### **Digital Communication System**

The elevator booking agreement is left and is being drafted by Management.

#### **Unit Inspections**

All closers have been installed by D. Bissonette. This item is now completed.

#### **Hallway and Lobby Redecoration**

Test floor was approved and contract was awarded to House Haven. Work has recently commenced. PH, 19<sup>th</sup> and 18<sup>th</sup> floors have been completed. M. Campeau-Leblanc asked if the number signs for the unit doors were included in the redesign. Management was supposed to look into different ideas for the

signs but this information was not received for this meeting. Ms. Campeau-Leblanc will look into this further.

### **Reserve Fund Study**

Two proposals were received out of three requests and Management will send them out with a recommendation prior to the BOG meeting.

### **Tire Theft in the Garage**

9 tires were stolen from the garage – 5 from Tower A, 2 from Tower B and 2 from Tower C. This incident was reported to the Police and Management is following up with them to determine if any arrests were made. The incident was caught on the security camera and the footage was sent to the Police. The Board expressed concern that this was not communicated at large very quickly. Management found out about the event on Monday morning and were working with the Police immediately thereafter.

### **COMMENTS TO MANAGEMENT**

There were no comments to Management.

### **REPORTS FROM DIRECTORS**

#### Treasurer

D. Richer expressed her frustration with the errors in the statements. She was provided with statements that were not correct and now has go through these statements again. She would like a lien report for an update on these units. **The Board approved the expenditures for August 2017.**

#### Secretary

The secretary would like to report on the financial position to owners. The Board would like to wait until the September numbers have been received before putting the financials on the bullet board. Additionally the information should be in a summary format indicating the overall revenue and expenses without going into the details of all the accounts.

#### Mechanical Director

G. Lapensee reported that bicycles are pushing on the drywall and causing damage. The racks are holding on the walls but no bicycles are falling down. There is still room for additional bikes to be added.

#### Communications Director

D. Belecque tabled a draft copy of the Tempo for feedback. He would like ideas for more notices on MaxTV just to keep the information current. Notices for the garage cleaning will added.

#### Parking

Nothing to report.

### **NEW BUSINESS**

#### a) CCI Conference Toronto

M. Desjardins mentioned that he, Y. Cote and M. Campeau-Leblanc will be attending. The registration for the third Director was free.

**NEXT MEETING:**

The next regular meeting of the Board of Directors will be held on October 17, 2017 at 6:30 p.m.

**ADJOURNMENT:**

The President adjourned the meeting at 7:36 p.m.