

CARLETON CONDIMINIUM CORPORATION NO.60

**Board of Directors Meeting
Tuesday, March 16, 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 7:20 p.m. (Note: call with Justin, from Keller Engineer - See notes at as well as MC's notes: telephone conversation with J. Tudor)
2.	Approval of Agenda	No email decisions to ratify. Add unit 405, RFS, condo directors meeting, request from Decorating Committee (table in the entrance) Moved by MC seconded by VG
3.	Approval of Previous Minutes	Deferred to next meeting.
4.	Business arising from previous minutes	Lumenix: Good reputation. No competitors, though. Trillium not a major player.
5.	Ratifying Board email decisions	n/a
6.	Management Report	Quote for fob system: \$15,800. RD to get another quote to compare prices. Pyron: \$8,400 (whereas the RFS plans \$47k... RD to find out why such a discrepancy). Keller will provide explanation. Lumenix: have them in with some samples of LED lights at the next meeting. MB to arrange meetings.
7.	Financial Reports	Nothing to add. Moved by MC, seconded by AL.
8.	New Business	LED lighting in corridors: ask Lumenix a couple of samples to do 2 floors and compare. If we change the lights, those already installed could be used in the garage. Communications: Misunderstanding with 405. Fixed. RD to send a report to board members upon receipt. Work done was not good enough, however, the unit is on sale and may sale as is. Website: Secretary will be the point of contact. Board members to meet to decide what content should be on the site. RFS: assessments to be done this year: balconies, masonry, retaining wall, condition of the roof (plan an inspection), pump in the garage. Board to do a walk through

		<p>to see what's to be done.</p> <p>Condo directors meeting: 1) need for the Board to enforce the Declaration, rules and by-laws 2) Issues around duty to accommodate.</p> <p>Decorating Committee: request to install a table in the entrance to put the newspapers on. The Board feels that it would be unsightly. If there is a problem to pick up the paper, Board will ask Maurice to do it.</p>
9.	Next Meeting	April 4th (tbc on Monday)
10.	Adjournment	8:30 p.m. Moved by MC

*Call from Justin (Keller) at 7:01 - MAU

Dehumidifier for the pool room. Found a location for it. Go tender with 4 standard manufactures in the area to obtain 3 quotes. Keller can give a tour to the Board to explain the work.

Fancoil piping: Keller could review documentation so that the Board can make decisions. They would have to see the whole documentation (in the context of the RFS). RD to provide copy of the RFS.

Parking garage: cie that was supposed to do the work under warranty closed down. Keller will help solve the issue. Manufacturer is on board too, so that the cost can be minimal. Keller to send pictures of possible repairs so that the Board can decide which way to go.

RENOVATION OF THE LOBBY & SITTING ROOM

Recommendations by the Decoration Committee, February 1st, 2017

The following recommendations are based on work done by the members of the Decorating Committee, feedback from several other owners, advice from experts in high-end stores and from a professional interior decorator. ---- Overall cost estimate: approx. \$3,000.

<p>1. Sand, clean and varnish the wood around the elevators. Paint the wood panels in the sitting room, mailbox room, and wall in front of guest suites.</p> <p>(a) Until we have a budget to tile the wall and floor of the lobby, the Decorating Committee recommends keeping and refurbishing the wood around the elevators because the color of the wood matches better with the terra cotta floor tiles than the grey paint. Also, wood is more durable than paint and less likely to be dirtied by the high traffic around the elevators.</p> <p>(b) Prime and paint the wood panels in the sitting room, mailbox room, and the wall in front of guest suites.</p> <p>The pale grey paint is the match for the grey carpet. Paint over the wood panels because texture adds interest. Replacing the wood with drywall could be plain if not boring. Also, the panelling adds consistency with the upper floors where each wall facing the elevators retains the pattern of the wood panelling.</p> <p>Use same pale grey color as the corridors: SICO high-quality paint, color f6, x37, y42.</p> <p>Two estimates for the were obtained for the paint only, one from Centaur Enterprises Ltd at \$2141 and one from a professional painter. The later was retained due to the excellent quality of his work and lower cost (paint \$720 + labor + tax = \$ 813.)</p> <p>Painter/contractor: Jevto Markovic, MN Renovations & Painting, jevto.markovic@gmail.com (613) 263-8901. Estimate for both the paint (\$720) and refurbishing the wood (\$240): Total \$960 + tax = \$1,084.80</p>	<p>\$1084.80</p>
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<p>2. Table in lobby</p> <p>The glass table is scratched and dented. We could keep the silver foot of the table and replace the top with tempered glass 18"x48", 10mm thick, half moon shape with polished edges with bumper at the back, that can be cut to specifications by:</p> <p>Centennial Glass at 8-855 Industrial Ave, K1G 4L4, (613) 728-9500 ext.222 (Kelly McArthur), Kelly@centennialglass.com Estimate: \$600 + HST = \$678.</p>	\$678.
<p>3. Mirror in lobby</p> <p>Mirror with beveled frame, 38" X 40", from Centennial Glass, 8-855 Industrial Ave, \$250. + tax = \$282.50 Ref.: Kelly McArthur, (613) 738-9500 ext.222, Kelly@centennialglass.com</p>	\$282.50
<p>4. Dry plant for the sitting area</p> <p>The Decorating Committee recommends a pot with very modern-looking dry branches. We will ensure that the pot is too heavy to be stolen. (We do not recommend a lamp because it is too easily stolen and more tempting than a pot.)</p> <p>Eventually replace the live plant in the sitting room (approx. \$100).</p> <p>Note: The Decorating Committee can pick up the pot and plant decorations.</p>	Approx. \$500 \$100
<p>5. Replace the bulletin board near the mailboxes</p> <p>The old cork bulletin board is warped and should be replaced. The superintendent informs us that the wall behind is in very poor state and not made of brick.</p> <p>We recommend to redo the wall as drywall, paint it grey like the rest of that area, and purchase a bulletin board that looks better than plain cork.</p> <p>Estimate to redo the wall by Jevto Markovic, MN Renovations & Painting: \$290. + tax = \$327.70</p> <p>Quartet Prestige et® Prestige® Coloured Cork Bulletin Board, Graphite Frame, 36"x48": \$169.92 + tax = \$192 at Staples, see: http://www.staples.ca/en/Quartet-Prestige-Coloured-Cork-Bulletin-Boards-Graphite-Frame/product_SS2004232_2-CA_1_20001#/id='dropdown_462288'</p>	\$327.70 + \$192.00
<p>Overall cost estimate: approx. \$3,000.</p>	

Submitted by: **Decorating Committee of CCC60**

Hélène Boivin, Doris Lemire, Jo Michniewicz, Rhoda Attwood, Kelly Masterson, and David Grant, 2nd VP



Estimate for future tiling in the lobby, as requested by the Board

Replace the lobby's floor tiles and add tiles to the walls around the elevators

- **Tiles for the WALLS around the elevators** (120 sq.ft. including waste)

The wood will need to be removed; this will be determined by the installers upon initial inspection.

Tile recommended: either 12" by 24" or 24" by 24" glazed porcelain tile called "Cross Cut" by Midgley West, White Polished, sold by Alexanian Carpet & Flooring, 740 Industrial Ave in Ottawa. This sample will match with the color of the gray walls.

Total cost provided by Alexanian (Roland Ghattas; installer: Tony Jermani) including tiles, grout, labor: \$3500 + tax = \$3955

- **Tiles for the FLOOR of the lobby** (775 sq.ft. including waste)

The two experts who came to inspect the work to be done confirmed that the terra cotta tiles will need to be removed.

Tile recommended: 24" by 24" porcelain tile called "Fitch" by Saranatile sold by Alexanian at \$7/sq.ft. (6K for the tiles 5K for installation). See photo below of both the floor and wall tiles recommended.

TOTAL estimate for tiling BOTH the walls and floor

Estimate no.1 dated Nov 27, 2016, by Jevto Markovic, MN Renovations & Painting (includes taking panels off the walls by the elevators, installing new plywood and tiles, purchasing the tiles; taking the old floor out, installing self leveling, installing new tiles, purchasing tiles max price \$10/sq.ft.):

\$3,700. for the walls + \$12,000 for the floor + HST = **\$17,741**. if tiles are max.\$10/sq.ft.

Estimate no.2 dated December 6, 2016, by Roland Ghattas, Alexanian Carpet & Flooring:

\$3500. for the walls + HST + \$11,000 for the floor incl. HST = **\$15,000**. if tiles are max. \$7/sq.ft.

N.B. These estimates are dated 2016 and will need to be updated when the work is approved.

Electrician costs: Approx. \$100/hour needs to be added to the above costs for the electrician who will come to remove and then replace the elevators' commands.

Caveat: If the floor tiles are removed and replaced, there might be extra costs involved if **asbestos** is present in the cement under the floor tiles.

A more realistic estimate is therefore around \$25,000.

Submitted by: **Decorating Committee of CCC60**

Hélène Boivin, Doris Lemire, Jo Michniewicz, Rhoda Attwood, Kelly Masterson