

CARLETON CONDIMINIUM CORPORATION NO.60

**Board of Directors Special Meeting
Tuesday, July 11, 2017
Board Room – 333 Chapel Street
7:00 p.m.**

MINUTES

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

1.	Call Meeting to Order	Call to order at 19:30
2.	Approval of Agenda	Agenda approval: MC moves, MB seconds o Add: lumenix, piping study, hydro
3.	Approval of minutes	Minutes approval: june 6 and June 20 (see Marcia edits). Accepted. MC moves, MB seconds
4.	Business arising from minutes	Business Arising: pass (per August report)
5.	Ratify e-mail decisions	o quote for membrane repair (ok, moot) o lumenix, new fittings in garage o air filter for unit 301
6.	Management Report	Management Report: o FCI quote, missing garage portion, Rejean: will be completed o MC: get quote from Capelo for keyless entry system – drop this, due to state of financials o Fire system: - Do we need full job to be included in quotes? - Pyron says there is no need to replace the wiring - Need 3 companies to quote on it, indicating assessment, cost and recommendations o Pipe testing: - Options A, B, C. Board selects status quo: make repairs to insulation and fittings where required, mould cleaning - Comment on Keller report: send to Réjean/Marcia, clean up and clarify o Pool: - go forward with Baxtec. 6 week closure of pool. Start ASAP. - Should we do work on the ceiling?

		<ul style="list-style-type: none"> - Drain pipes and feeding jets of pool are likely cast iron. To make compatible with salt, would need to have plastic sleeves in pipes, or replace entire piping system to plastic. Would be very expensive. - Salt water long-term costs unknown – not as simple as originally anticipated. Board agrees not to go ahead with salt conversion without full assessment of compatibility - Automatic chlorination: board agrees to go forward - In 15 years, may dig out the pool for major refecton, and make the switch to salt at that time. - Get price to refinish/repair the pool basin. MC: get a quote from Donnelly as well o Garage membrane repair work done o Generator: waiting for quote from Galpower. Existing system is aging o Lumenix: next week will be done. 3 days to install o Weekend cleaning quotes: <ul style="list-style-type: none"> - Jeremy from Royal Cleaners - Jani king o Weekend cleaning subcontracted Glebe (centretown) while Maurice is away (?)
4.	New Business	HVAC <ul style="list-style-type: none"> o Meeting with George from Baxtec o Discontinuous insulation, condensate in squirrel cages, steel on copper galvanic corrosion o Baxtec has been changing incorrect fittings over time, galvanic corrosion problems are not systematic o Manual valves are ok o Expansion joints are ok o Silver brazed t-fittings are ok o Sludge in coils a common problem o 3-way solenoid valves are ok o Advantage of our system – in our units, so simple o Chillers are ok, but will be expensive to repair in a few years o Some hot water valves (in penthouse?) are not openable – should consider replacing in the fall of 2017 o \$300-400 per fan coil unit to install relays to modernize the thermostat. No real energy savings benefit, but can be done for owner preference
	Financial Reports	<ul style="list-style-type: none"> o Andre is reviewing. Projecting a 29K surplus

		<ul style="list-style-type: none"> ○ Budget: make corrections: deficit 2015-2016, MR salary + rent increase?
8.	Next Meeting	August 22, 2017 (Budget)
9.	Adjournment	9:00 p.m.