

CARLETON CONDOMINIUM CORPORATION NO. 60

**BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 11, 2018
BOARD ROOM - 333 CHAPEL STREET
7:00 P.M.**

MINUTES

Present : Marcia Clement (MC), Marc Bouchard (MB), David Grant (DG), Jake Collie (JC), Jim Wyndels (JW) Réjean D'Aoust (RD)

1.

2. Meeting Called to Order: 7 :00 p.m.

2. Approval of Agenda: Moved by DG, seconded by JW

3. Approval of Previous Minutes: Moved by MC, seconded by DG

4. Management Report

A. Mr. Del Holmes, a consultant with several years experience in the building industry, particularly with Richcraft and Chateau Vanier, was hired on contract for **\$ 1800.00** to undertake a preliminary report on the following priorities:

- 1) the fire alarm system
- 2) the electrical vault and emergency generator
- 3) The HVAC system (hydrant and fan coils

RD will ensure that Holmes has the necessary information & reports to complete a preliminary report.

B. LUMENIX

A final inspection was completed after minor changes, deficiencies and colour (white lighting) were undertaken.

A government rebate will be received after the project is invoiced.

C. POOL HUMIDITY

Parts have been received and are stored in the pool area. Installation and resurfacing of the pool will take approximately 2-4 weeks.

1st payment for parts issued : \$ 25, 932. 28; total cost \$ 104, 592 (\$ 92,560. plus HST) to be met upon project completion.

D. POOL CHLORINE AUTO TESTING UNIT INSTALLATION

The unit was installed December 7, 2017 for **\$ 4 300 plus tax.**

E. BALCONIES

Brooke Restoration agreed under contract to inspect balconies simultaneously on both sides of the building in late April for **\$ 22, 227.00 plus HST.** Funds to be taken from the reserve fund. Owners will be notified so they have time to make sure balconies are free and clear of any furniture or obstructions , including flooring, etc.

5. RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS: MOVED BY MB, SECONDED BY DG.

6. ITEMS ARISING FROM MINUTES OF LAST MEETING

Jawar and Dan Dried will be invited to address new condo legislation issues at an information session on February 8th meeting, with lawyer, Nancy Houle and management.

The mgmt. company is going paperless in order to store 1,000 files and 3, 600 files annually going forward. There will be a 3rd party database.

Access will be provided to :

1) owners , 2) board members, 3 management & Valea- administrative personnel

Cost: \$ 2, 670. plus HST.

Building drawings will be scanned by MB.

Keller Engineering will provide missing insulation.

A periodic information certificate PIC will be issued bi-annually describing the building profile.

Safety audit of parking lot completed and police phone number will be added.

At next meeting moving fee to be discussed for weekend moves.

7. FINANCIAL REPORT

Monthly financial report going forward.

Special assessment is being updated.

BDO Cheque \$ 2,000.00 reimbursed to CCC #60 after follow-up.

JC assisted by MB to provide investment plan for term renewals.

To remain on tight budget to achieve marginal surplus. **Moved by JC, Seconded by JW**

8. ITEMS FOR DISCUSSION

Mural proposed on Osgood building wall deferred until March after community consultation in order to bring forward a substantive project concept. **BY JC and resident who proposed it.**

RJ to update emergency evacuation list.

How often is values inspection required since last completed 2015.

RFS to be published in March 2019.

Garage heater, exhaust fans & make-up roof unit to be checked & possibly replaced.

Retaining wall to be inspected in May.

Owners encouraged to arrange to check connecting water hoses from apartment washing machines, as there was an incident a few years ago where a hose severed & severely damaged the unit and other areas.

9. OTHER BUSINESS

MB will be on professional leave but will participate in Board meetings on SKYPE.
Congratulations, Marc !

MB and building manager discussed the difficulty in installing a special latch to assist in opening the rear door going into the parking lot.

Bulletin board lighting will be considered for installation by **MB and MC**.

Concerns expressed about falling ice; discussion inconclusive at this time of reporting.

Enquiries with Canada Post about arranging a parcel/letter drop box in a suitable area of the condo. **MB AND MC**

10. NOTICE OF NEXT MEETINGS AND ADJOURNMENT

Monday, February 5th, 7 p.m.

Thursday, February 8th, 7pm special meeting with Yamar and CI

Monday, March 8th, 7 p.m.

March 8 or 15th 7pm special session to apprise residents of EVT (electrical stations) and condo act changes and implications.

Meeting adjourned at 9 p.m.