

# **Board of Directors Meeting February 27th, 2018**

## **Management Report**

**Please see Action List**

### **Maintenance Completed:**

- L1 door repaired and glass adjusted.
- A unit reported pest control needed in their unit. The management was proactive to ensure there was no issue in the surrounding units. An invoice has been received for the 5 units, but the unit who had the issue should only be responsible for their unit treatment.
- There have been 4/14 fob board replacements completed. (3 were \$1774, 4th to be invoiced still) A quote to replace entire system is \$10,490 + 500 fobs (\$3,000) +hst.

### **Maintenance On Going:**

- A walkthrough of all 21st floor units was completed as to where clean outs need to be installed in order to complete a kitchen stack flushing. A report is to be received shortly, and the next schedule. All units have cleanouts but 1, and one unit was not accessed due to not finding the key.
- 2109/2110 balcony divider quotes received by Spirito \$10,242.50 and Bassi Construction. \$8500 +hst specs attached.
- Proserv Windows has been asked for a schedule of the hoisting of the windows needed in PH units.
- Elevator contract has been sent to Thyssenkrupp and CBM. Both have are reviewing and expect to send a quote shortly.
- 1505 pinhole leak was found in the hot water recirc line. Repairs to be done by Optimum Mechanical, and drywall to be scheduled.

### **Decisions by the Board:**

- Replacement of the entire fob system
- Replacement of the Balcony railing and divider

### **Correspondence/Communications:**

Peter Redekop - locker break in.  
Kristine Bujold - Pipes and hot water issues.

**Scheduled work in the RFS 2017/2018:**

- 5.1.2 Parking Garage Traffic Bearing Membrane Waterproofing - a walkthrough has not yet been completed, as it would be best after the garage cleaning.
- 5.1.9 Caulking Replacement - Keller has been asked to inspect the caulking to see if this is needed this year, if it is prepare a scope of work.
- 5.2.4 Emergency Generator Exhaust System - request for information sent to Gentech. Also, the cost may be impacted if there are other deficiencies with the overall fuel system, as both fuel and ventilation systems must meet any new code requirements.