

MEETING MINUTES

FOR THE BOARD OF DIRECTORS OF CONDOMINIUM CORPORATION 0712898 & 0510908

LOCATION: 1053 10th Street SW Calgary AB

DATE: July 22, 2019

TIME: 5:30pm

IN ATTENDANCE

Marc Dubeau, Terry Heinrich, Darren Boust, Luna Helal, Murray Shuturma (by phone)

Terry O'Neill, Cynthia Macfarlane

Absent: Jon Axfoird

MEETING CALLED TO ORDER AT 5:45pm

- Terry Heinrich
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1. APPROVAL OF MAY 2019 MEETING MINUTES

- Minutes have not been submitted by Daniel so they are tabled until the next meeting
 - Daniel has resigned from the Board so a request will be made that he sends the draft minutes
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2. FINANCIALS

- FSR will supply the closing numbers by the end of this week. Once that is completed a financial statement will be produced and sent to the Board.
 - MCM believes that all the money was transferred over.
 - There has been an issue with the payment on utilities being paid by the apartments and needs to be properly split to the parkade. That will be done.
 - The security costs need to be split between the apartments and parkade as well.
 - The parkade budget needs to be sent out to the owners as it was missed by FSR.
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3. UPDATES

- Utility Source will be contacted for copies of the signed contracts.
 - Concierge staffing is almost complete and will start on September 1, 2019. Regent Protection will be advised that guards will not longer need to be supplied as of August 31, 2019
 - A plan for a cell phone or monitor will be explored.
 - Waste Connections are causing Terry O concerns with damaging the building, not being flexible with pick ups, charging for bins not in use. He would like to explore options.
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4. FINE APPEALS

- 1702 vehicle left in parkade after posted deadline reduce to \$125.00
- 1615 vehicle in left parkade after posted deadline reduced to \$125.00

- 1501 Visitor parking days exceeded reduced fine to \$125.00
- 1611 Visitor parking days exceeded reduced fine to \$125.00

5. PROJECTS

- Painting project for the common hallways including doors and door frames will be started up again to find a contractor. Specifications will be set out so everyone is quoting on the same project.
- Concrete is deteriorating at the parkade door due to freeze and thaw at the drain. Terry O will get quotes to repair
- Unit 2509's balcony is dripping onto unit 2409 balcony. Suspect it is a drain that requires repair. Terry will investigate and recommend a plan
- 2709 has some concrete spalling that will be looked at.
- The metal frames and chains at the parkade door need paint refreshing so Terry will look at doing that

8. COMMERCIAL

- There are a number of costs that need to be split with the strata. Arbitration needs to move on to get this resolved. Murray will connect with the lawyer to keep this moving.
- The dental office has added more unapproved signage to the building. The Board is looking at having it taken down
- Letter received from McLeod Law that Hoover Mechanical has involved their insurers in the court case.

9. OTHER BUSINESS

- The board will approach Toombs to see about using the boardroom in their office

11. NEXT MEETING

LOCATION: TBD

DATE: Aug 22, 2019

TIME: 5:30pm

MEETING IS ADJOURNED AT 7:15pm
