

Minutes of Meeting

Meeting of Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Tuesday, September 20, 2016

Attendees:

Brian Mills - Chair	Murray White
Stephen Cassady	Ted Traynor
Matt Clark	Richard Grainger (via telephone)
Neil Fawcett (Magnum York)	

Absent:

Patrizia Valle

1.0 Call to Order

A Quorum was determined present and the Chairman called the meeting to order at 6:30 PM

2.0 Additions to Agenda

2.1 No changes or additions.

3.0 Approval Of Minutes

Minutes of the BOD meeting of August 23, 2016 were approved.

4.0 Treasurers Report

4.1 August financial report just received, summary will be circulated later.

4.2 Waiting on Draft audit.

4.3 Auditor will advise whether or not to include thermal barrier cost in 2015-16 financial year

5.0 Managers Report

5.1 Neil Fawcett reviewed the M-Y manager's report for the month.

5.1.1 Hi-tech painting of wood trim completion with 66% paid to date. Contractor cleaning up deficiencies and damage. MY to confirm all deficiencies reported have been addressed BOD to review options to put cladding on paint work to affect a longer term solution to maintenance cost

5.1.2 Unit 115 Phase 3 needing patio repairs. Suggest a second estimate be obtained.

5.1.3 Balcony drip edge repairs still outstanding although painters appear to have reattached some of these.

5.1.4 Roof inspection and repairs started (The Roof Hospital).

5.1.5 Repair of East side concrete stairs. Work completed.

5.1.6 Leak in 2320 roof located and repaired by A&R roofing

5.1.7 Schindler preparing recommendations and costs for elevator maintenance.

- 5.1.8 Several leaks occurred in mechanical system piping. BOD will review the expedience of changing out all piping to prevent further costly leaks
- 5.1.9 Washing of exterior windows in progress.
- 5.1.10 The board has received complaints of water flooding over retaining walls on North side. This will be addressed with Mel's.

6.0 Unfinished Business

6.1 Insurance. Submissions from Hub and BFL were discussed and how to proceed.

MOTION: That BFL be made "broker of record" and asked to submit a quote.
Seconded and approved.

6.2 Hub will also submit a quote if possible

6.3 Video Security System Quotes

6.3.1 Quotes were sought from various companies one from Contava still outstanding.

6.4 Building Security - replacement/upgrade of entry doors in progress

Action: Murray to follow up on progress outside of this Board Meeting.

6.5 Payment of Builder's Lien against the Corporation

6.5.1 Lien payment has forwarded to lawyer in trust and release has been signed by ARK.

6.6 Annual Condominium Insurance.

6.7 News letter to be prepared. It was suggested that more detail of board activity and building maintenance be included. The Board agreed.

6.8 Succession Planning: it may be necessary to replace 4-5 board members at the AGM. Members are requested to solicit interest from qualified candidates.

7.0 New Business

7.1 Summer Landscaping Projects

7.1.1 A letter of thanks was forwarded to members of the landscape committee

7.2 Elevator Repairs and Security

7.2.1 Elevator lobby's for elevator #1 and #4 apparently do not meet code for emergency escape. Proposals have been solicited and are being considered.

7.3 Succession Planning

7.4 **AGM:** Set date for the Annual General Meeting Tuesday November 8th.

7.4.1 The Riverview room in Lindsay park has been booked.

8.0 Next Board Meeting :

8.1 Tuesday Oct 25 at 6:30 PM

9.0 Adjourned

9.1 Meeting adjourned at 8:35 PM


PRESIDENT

