

Minutes of Meeting

Meeting of Board of Directors
River Grande Estates
Condominium Plan No. 9911158
Tuesday, June 6, 2017

Attendees:

Brian Mills - Chair
Neil Fawcett MY
Michael Hay

Emily Struck
Bob Millsap
Chris Scrupa (skype)
Murray White (skype)

Absent

Matt Clark

1. Call to Order
 - A quorum was determined present and the Chairman called the meeting to order at 6:30 PM.
2. Additions to Agenda
 - Several additions were made to the agenda.
3. Approval of Minutes
 - Motion to approve revised minutes of the BOD meeting of April 25, 2017 (Mills/Hay) Carried.
 - The MOM from the emergency meeting on May 4 were previously approved.
4. Maintenance Report
 - Grohe braided lines continue to fail. Letters were sent to owners reminding them to replace the defective lines. They are responsible for any damage. The list has been updated.
 - Elevator noise mitigation is in progress. The tanks have been insulated and the drywall is in progress.
5. Manager's Report
 - Gas and Electrical contracts continue to be negotiated. Until then we are on month by month rates. Electrical rates may pass on to owners.
 - Telus fibre optic network is under investigation. This may take 2-3 years for implementation.
6. Finance Report
 - YTD we are \$20,855 over budget.
7. Security Audit
 - The fob audit continues in progress. Approximately 17 units are outstanding.
 - Need to compare to the Converjint list of current fobs & cards.

8. Flood Defense

- Updated plan ready.
- Volunteer list has been compiled
- Eko Flood barriers ready.
- Rental pumps sourced.

9. Courtyard

- Landscaping plan complete.
- Krahn and Associates (original structural engineers) requested to confirm Genie S60 capacity
- Budget pricing required
- Pros/Cons required for cost benefit analysis

10. Unfinished Business

- Elevator noise abatement – in progress
- Unauthorized AC in 411-2
 - Lawyers are moving slowly. Affidavit issued.
- Decking replacements
 - Will be considered in courtyard budget pricing. May be phased in for all areas.
- Irrigation Water meter quote
 - Tabled until next meeting.
 - Revised quote received from Caon for \$18,591. Payback economics need to be checked.

11. New Business

- Elevator service contract
 - Discussed new proposal by Fujitec.
 - Meeting to be scheduled with Schindler to discuss outstanding issues and set a deadline to resolve.
- Recent security issues
 - The parkade break-in on May 17 was well responded. The CPS review was positive
- Bylaw violations
 - Over length trucks in 82 and 400 resolved.
 - 106-3 construction scope more than flooring had several complaints
 - Dogs in RGE will be issued the next phase of letters. Additional signage required at all doors (8) – NO DOGS ALLOWED
 - No soliciting signs (2) required for phase 2 and phase 3
 - Parkade exit sign required – Please wait until the door closes.
- City -25 Ave study update
 - Three alternatives are proposed by the city. Residents were reminded how to submit comments
- LPCA – potential meeting for membership expectations
 - Membership invoice to remain unpaid until LPCA meets with RGE board.

- Convergent security camera recommendations
 Motion to approve Convergent quote for security cameras (Mills/Struck) Priority 1, 2 & 3
 - Carried. Priority 4 was not carried
 - Priority 1 (take 3 cameras down and install 3 new cameras): \$10,998 +GST approved
 2 new Courtyard cameras, a new 360° camera in Visitor parkade.
 - Priority 2 (take 2 cameras down and install 2 new cameras with a total of 6 sensors): \$13,642 + GST approved
 Carwash (2) multi-sensor cameras in the parkade.
 - Priority 3 (take 1 cameras down and install 2 new cameras, change location of 1): \$9,299 + GST approved
 Owner parkade exit, Install a new camera
 West Man door elevator parkade entrance, install a multi-sensor camera.
 - Priority 4 (install 2 new cameras): \$4677 + GST not approved
 Secondary lanes in the parkade, install 2 new fixed single sensor bullet

12. Next Meeting

- July 4, 2017 agenda and time to follow.

13. Adjourned

- Meeting adjourned at 8:40 PM



President



Secretary