

Meeting of the Board of Directors

River Grande Estates
Condominium Plan No. 9911158
Wednesday April 6, 2022, 6:30

(Meeting via Zoom)

ATTENDEES - Board - Chris Scrupa-President, Brian Mills, Kirk McFee - Maintenance, Lillian Fernandes - Treasurer, Shauna MacDonald - Secretary, Louis Auger ~ (Property Management Magnum York) Alex Casuga introducing RGE New Property Manager - Martin Gates

1. **Call to Order** 6:32 Chair - Chris Scrupa - President
 2. **Appointment of New Board Member** Louis Auger - Unanimously Approved
 3. **Magnum York Introduction** by Alex Casuga of Martin Gates to the Magnum York Team as RGE Property Manager.
 4. **Additions/Changes to the Agenda** - (none)
 5. **Review and approval of the meeting minutes** – March 1/22 Minutes - Unanimously Approved
 6. **Management Report and Bylaw Infractions** - Martin Gates -Magnum York
 - Seepage remediation in courtyard
 - Proposal for new building operator Janitorial concierge
 - Fixed rate gas contract - Alex Casuga - (Magnum York) – April- Contacted Direct Energy for information
 - Mail-out from Magnum York as to Registration of all dogs necessary. Being sent out this week.
 - Bike/Storage collection information collected and new process ready to proceed May 1, 2022 - Magnum York
 - Lillian (Treasurer) met with Michelle and Alex about investment accounts
 - No Open Insurance Claims
- 5. Maintenance Report**
- Security concerns with access from Parkade/Elevator/Lobbies (Kirk McFee/Abbas in progress)
 - Convirgent and both elevator servicing companies need to be coordinated if a FOB access system is put in-place for the Phase II & III elevators. Estimate (Abbas)
 - Locking mechanisms on several doors improved or replaced. Some closures sped-up. Weekly lubrication is needed (Abbas)
 - Phase 1 (2320 Erlton Street SW)
 - Upper Roof Repair United Roofing \$323,090 + GST - Delayed from April to September due to contractor/labor issue. Contact Pending fall start.
 - Main Lobby Ceiling (ongoing search for company to replace texture on ceiling)
 - Suites 401-406-407-412 Heating issues on lofts due to crossed wiring during construction. (ongoing)
 - Suite 206 - Repair to brickwork on balcony (Abbas)
 - Phase 2 (59 24th Ave SW)

- Suite 115-114 Patio Flooding (Boyd's repair Spring)
- Suite 315 Balcony Repair - (Kirk McFee/Chinook Glass repair - Abbas followup)
- Suite 115 Pest Control - Riverstone to be replaced by Cal-Rid to prevent rodent access (Abbas)
- Planter to be replaced (In progress - Abbas secure quote)
- Phase 3 (60 22nd Ave SW)
- Suite 501 Questions as to Structural vs Owner responsibility (Complete-Entuitive)
- Hallway access door (In Progress - Abbas)
- Drywall holes/wires (Completed-Abbas)
- Suite 102 Eavestrough Leak (Spring follow-up Abbas)
- Suite 514 Roof Leak - (In progress-Abbas/TruCraft)
- Elevator Aesthetics (In progress-Abbas to repair or obtain contractor)
- GENERAL
- Column Repair (Ongoing repairs/Spring Summer)
- Plumbing Stack Cleaning (Complete - Drain Hacks)
- Courtyard Lights/Bollards (Quotes In progress - Spring - Kirk McFee/Magnum York)
- Balcony Membranes (In progress - Spring Abbas)
- Exterior Walkways and Ramps (In progress - Sierra Stone/Spring/Summer)
- Bike & Storage Locker Renewals (In Progress Martin/Magnun York)
- Courtyard Membrane - FireAnt in final stages (In progress/Entuitive)
- Carpeting in all Phases on Ground Level - (In progress Shauna MacDonald)
- Labelling of Garbage Cans (completed - Kirk McFee/Abbas)
- Courtyard Fountain Heads - Require improved broadcasting/Pumps (In Progress-Abbas)
- Courtyard Pond "Do Not Swim Signs" required for insurance liability purposes (In Progress-Abbas)
- Abbas to submit amended business plan - changes in staffing April 14/22 -(Abbas)
- Suite 206-Phase 1 - Water pressure issues to be changed back to unit owner.
- Phase 2 & 3 - 5th floor lighting - Quote to lower fixtures for ease of replacing bulbs without scaffolding (Service Three quote \$2437.26 - Abbas)
- Phase 1 - Pump Leak in Mechanical Room (Completed Trotter-Morton)
- TV removed from Amenity Room - (Completed - Abbas)
- Price for Drain Hacks Quote \$6500.00 All Approved

6. Treasurer's Report (as of Feb 28th/ 2022)

- Operating cash balances at reporting date 56,219 - UP by \$17,526.29
- Security deposit account at reporting date 96,214 Unchanged
- Gas and Electricity costs \$72,363.77 Over Budget
- Total Reserve Fund Balance on Reporting date \$2,354,479 - Down \$21,000
- Presentation of draft budges and committee to review. (In progress)

7. Security Incidents

- Bicycle theft with stolen garage card March 24th & 25th \$100 replacement fee of garage card to be paid by owner. Mail out reminder to keep garage cards out of cars. (In progress)

8. Unfinished Business

- Rules and Regulations (Owners Guide) update
- Fixed rate gas contract - (Magnum York) - April
- Update on lighting bollards procurement (Magnum York)
- Rules and Regulations to be Updated to Dropbox - Spring/Summer (Chris Scrupa)

9. New Business

- Approval and award of roof replacement contract + delay to start of work (September start)
- Approval and award of stack cleaning contractor (Unanimously Approved)
- Approval and award of stairwell lighting rework to allow easier changing of bulbs - Unanimously Approved
- Distribution of Visitor Parking Pass to each unit and toilet Tab leak test kits (Distribution in Phase 1 Amenities- Board Members)
- Review of corridor carpeting current options (Shauna MacDonald)
- Status of maintenance, cleaning & concierge contract. (Abbas)
- Renew quotes for deck membrane and column replacement (Need updated Quotes: Fort Sands & Xtremeaxis)
- Additional critical capital projects for 2022 - Plaza Membrane, Common Area Carpet Replacement, Bollards, Deck Membrane Column Replacements, Roof Replacements. Brick Terrace on NE side.

Meeting adjourned 8:49

Next meeting Wednesday May 4th 6:30 pm.

X Chris Scrupa President - Chris Scrupa

X Shauna MacDonald Secretary - Shauna MacDonald