

**Meeting of the Board of Directors**  
River Grande Estates  
Condominium Plan No. 9911158  
Wednesday December 7, 2022, 18:30

*(Meeting in Board Room)*

**ATTENDEES - Board** - Chris Scrupa-President, Brian Mills, Kirk McFee - Maintenance, Lillian Fernandes - Treasurer, Shauna MacDonald - Secretary, (sends regrets) Martin Gates -Property Manager Magnum York

1. **Call to Order** 6:32 Chair - Chris Scrupa - President

2. **Additions/Changes to the Agenda** - None

3. **Review and approval of the meeting minutes** – November 2nd, 2022. Unanimously Approved

4. **Management Report and Bylaw Infractions** - Martin Gates -Magnum York

- Window washing Delayed until 2023
- Elevator Testing/Inspections – Fujitec Elevator
- Window Unit 308 Phase 2 to be replaced
- Alarm Systems Testing December 2022
- Unit 101 Unit 3 - (Completed)
- Emergency Calls Phase 2 & 3 Entrance Doors
- Magnum York Emergency/After Hours Response needing additional response training for RGE

5. **Maintenance Report**

- Contracts awarded for Maintenance: MCA Construction Group, Building Superintendent: Alvin Payne/Madek Enterprises Inc and Cleaning/Janitorial: The Clean Team
- Security Upgrade to Elevator Doors FOB Readers - Convergint (Labor)-\$10,366.02+GST - Stampede Elevator \$3,555.00 +GST - Fujitec Elevator \$3,650 +GST - (completion January 2023) - Unanimously Approved
- Balcony Membranes - (Spring 2023)
- Brick Wall/Planter Repair Quote - Abris Construction - Max cost \$106,478.00+GST (Spring 2023) Unanimously Approved
- Replace Winter Runners/ MattsJPF Flooring - \$2800.00+GST - Unanimously Approved
- Car Wash pump repaired - (completed)
- Epoxy surface repair update
- Carpet repairs
- Phase 1
- Upper Roof Replacement - (completed)
- Upper Patios to be rebuilt - (Spring 2023)
- Suite 409 Water Damage - Under Investigation - (Pending)
- Suite 411 - Drywall damage due to roof repair - (Pending)
- Phase 2
- Unauthorized flooring and renovation in Suite 301 and resulting damage to auto closing door - Charge to owner (Pending)

- Suite 114 & 115 patio paver rework - Boyd's
- Suite 205 Suites 105 and 305 Water restriction caused by Unit 205 during a renovation- Alvin (Completed)
- Phase 3
- Suite 212 toilet leak affecting Suite 112 - (Pending)
- Automatic door repair - (Completed)

#### **6. Treasurer's Report**

- Operating cash at reporting date \$67,255 - Down \$23,248
- Actual YTD expenses \$1,304,673.50 - Budget YTD expenses - \$1,305,673.34
- Repairs/Maintenance - Under \$6,472.
- Utilities (Electric/Gas/Water) - Over
- Monthly Operating Expense - Over \$26,171
- Reserve Cash balance Up slightly (MagnumYork to confirm)
- Revision of Madek contract inaccurately documented in November minutes from \$2008.00 per month to \$3,033.00 per month (difference of \$233 Per month) Unanimously Approved

#### **7. Security Incidents - None**

#### **8. Unfinished Business**

- Rules and Regulations Owners Guide-Under Revision (Brian Mills-Chris Scrupa)
- Ventilation in Board Room - (Pending)
- Fixed rate gas contract options Direct Energy (Brian Mills-Louis Auger-Chris Scrupa- Martin Gates/Magnum York)

#### **9. New Business**

- AGM date January 24, 2023 (Pending)
- Regular Meeting date and time set at: First Wednesday of the Month

**Meeting adjourned 21:26**

**Next meeting Wednesday January 3rd 2023 6:30 pm. Amenity Room/Zoom**

X CHRIS SCRUPA Chris Scrupa/Board President

X SHAUNA MACDONALD Shauna MacDonald/Secretary