

Meeting of the Board of Directors

River Grande Estates
Condominium Plan No. 9911158
Wednesday July 6th, 2022, 18:30

(Meeting via zoom)

ATTENDEES - Board - Chris Scrupa-President, Brian Mills-Director (first 10 minutes only), Kirk McFee - Maintenance, Shauna MacDonald - Secretary, Louis Auger-Director, Martin Gates -Magnum York-Property Manager, Lillian Fernandes-Treasurer (sends her regrets)

1. **Call to Order:** 6:34

2. **New Business:**

- Over head door contract - Board to Review (In Progress)
- Owner picking at and lifting new carpet tiles - Action will void instillation warranty - Kirk McFee to speak with owner. (In Progress)
- Garage #203 Suite #105 Phase II - Never properly insulated due to owner refused to allow contractors to access garage - Estoppel to be applied to his unit. - Magnum York (In Progress)
- Bicycle and illegal storage bikes/paint/etc in garage stalls. Abbas/Magnum York (In Progress)

3. **Review and approval of the Meeting Minutes** – June 8th, 2022. Unanimous Board Approved

4. **Maintenance Report**

GENERAL:

- Maintenance, Concierge and Cleaning Contract
- Abbas New system for increased tracking/reminders
- Contractors to sign in and out daily - No unaccounted FOB's New dates to be announced Chris Scrupa/Brian Mills (In Progress)
- Fountain/Pond cleaning Babbling Brooks (Completed)
- Do Not Swim signs installed in fountain, cut down due to complaints Chris Scrupa/Kirk McFee (Completed)
- Irrigation Maintenance/Supply - Mel's Landscaping (Pending)
- Water Shut Off Location in all suites - Abbas (Pending)
- Column & Balcony Membrane Repair - Quoting - (In Progress)
- Courtyard Bollards (Completed)
- Exterior Walkways and Ramps (Pending)
- Bike & Storage Locker Renewals - Magnum York - (Pending)
- Brick Pointing RGE Exterior - Brickwright - (Complete)
- NE Brick work quote \$37,453.50 +GST - Board Unanimous Approval - Brickwright - (In progress)
- Carpeting in All Phases Main Floor - All Floors/Shaua MacDonald - (Complete)

- Courtyard Expansion Issue Repair by Boyd's was not effective. Additional repairs/fix required - Boyd's - (In Progress)
- Zamboni Repair - Warranty Work with Leavitt Machinery - (Completed)
- Quote Dryer Vent Cleaning - \$9,024.90 Replace Exhaust Louvers \$7,839.00 - Modern Purair - (In Progress/Completion 2023)

PHASE I

- Upper Roof Replacement United Roofing (September/October)
- Deck work quoting Abbas (In Progress)
- Suite #206 Balcony Brickwork - Brickwork Masonry (Pending)

PHASE II

- Suites #115 - #114 Patio Flooding - Boyd's - (Pending/July)
- Pest Control #115 - Further Investigation Required - (Pending/July)
- Replacement of Domestic Hot Water Tank + Isolation Valves - Trotter-Morton Quote \$2,951.57 Board Unanimous Approval - (In Progress)
- Suite #509 Repair Drywall - Rainbow International \$2,484.29+GST Board Unanimous Approval (Complete)

PHASE III

- Suite #501 Door Repair - Abbas - (Pending owner approval/Winter 2022)
- Suite #102 Downspouts/Eavestrough leaking - Hoist required (In progress)
- Suite #114 - #214 Water Leak - 2nd Quote Underway - Magnum York/Insurance Companies - (In Progress)
- Suite #514 Roof Leak - TrueCraft Shingle Repair (Complete)

5. Treasurer's Report

- Expenses :slightly over \$8000. due to insurance, electricity, gas.
- Operating cash Balanced or \$0 (I didn't complete understand how to write this up as there was confusion as to why it was at \$0)
- Reserve Fund: \$2,330,000.00 million (significant costs upcoming apron \$500,000.00 adjustments in future reports.)
- Government gas rebate is not applicable in condos. Individuals are encouraged to contact their local representative.

6. Security Incidents

- Medical Alarm call went out and no emergency discovered once EMS dispatched -Magnum York - (In Progress)

7. Unfinished Business

- Rules and Regulations, Owners Guide. progress update - Chris Scrupa (In progress)
- Fixed Gas Rate - Waiting on trigger price to lock in rate. Magnum York (In progress)
- Visitor Parking Pass Distribution - Schedule to be announced Magnum York (In progress)

- Carpet overages due to incorrect installation of old carpet \$6,808.93 Extra Carpet Tile for future repair/replacement \$1,914.55 - Total \$8,723.48
Shauna MacDonald - Unanimous Board Approval - (Complete)

9. New Business

- Unanimous Board Approval \$15,350.00 + contingency over 3 years for balcony reconstruction management. Kirk McFee (2023/2024 In Progress)
- Western concrete listers \$2,400 for levelling concrete at entrances prior to finishing by Sierra Stone - Kirk McFee (In Progress)
- August Newsletter dealing with uncovered barbecues, illegal propane tanks, untidy patios (In Progress)
- Pet application (s): #210-2, #313-3 - Board Approval (Complete)
- Unapproved dogs entering/exiting the building/wishing dogs in car wash - Magnum York + Security Video to be audited - (In Progress)
- Renovation approval: #110-1, #410-3, #110-3 - Board Approval (Completed)

Meeting adjourned at 19:58

Next meeting Wednesday Aug 3rd at 18:30

X CHRIS SCRUPA Chris Scrupa/Board President

X SHAUNA MACDONALD Shauna MacDonald/Secretary

Agenda
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Zoom Meeting link: <https://us02web.zoom.us/j/81500333729>

1. Call to Order
2. Additions/Changes to the Agenda
3. Review and approval of the meeting minutes – June 8th, 2022.
4. Management Report and Bylaw Infractions
5. Maintenance Report
6. Treasurer’s Report
7. Security Incidents (if any)
8. Unfinished Business
 - Rules and Regulations (Owners Guide) progress update
 - Fixed rate gas contract
 - Visitor Parking Pass distribution – Next dates
9. New Business
 - BTC Approval, \$15,350 over 3 years for balcony reconstruction management
 - Western concrete lifters \$2,400 for levelling concrete at entrances prior to refinishing by Sierra Stone
 - Brickwright Masonry approval for \$37,453.50 for reconstruction of NE wall
 - Pet application approval (s): #210-2, #313-3
 - Renovation approval: #110-1, #410-3, #110-3
 - Rodent issue: #115-2