

## **Meeting of the Board of Directors**

River Grande Estates  
Condominium Plan No. 9911158  
Wednesday June 8, 2022, 18:30

*(Meeting via zoom)*

**ATTENDEES - Board** - Chris Scrupa-President, Brian Mills-Director, Kirk McFee - Maintenance, Lillian Fernandes-Treasurer, Shauna MacDonald - Secretary, Louis Auger-Director, Martin Gates -Magnum York-Property Manager

1. **Call to Order:** 18:36
2. **Review and approval of the Meeting Minutes** – May 4th, 2022. Unanimous Board Approved
3. **Management Report and Bylaw Infractions**
  - Locking in Direct Energy prices discussion - Waiting on favourable Natural Gas price adjustment (Direct Energy-Magnum York)

#### 4. **Maintenance Report**

##### **General:**

- Ongoing talks with Abbas re Maintenance, Concierge, and Cleaning Contract. (Kirk McFee/Abbas)
- Fountain Plumbing Repair & Pond Cleaning Unanimous Board Approval Cost \$2,750+GST - Unanimously Approved by Board - Babbling Brooks - (Complete)
- Security Upgrades to Parkade Pedestrian Doors (In Progress)
- “Barrel” Keys for P1 access from Phase II and Phase III are being investigated as a more cost-effective solution than FOB reader. On going Discussion with Stampede Elevator. (Kirk McFee-Abbas - Late Summer)
- Parking Stall #242 Irrigation Leak under investigation (Abbas/Kirk McFee)
- Location of Water Shut Off Valves in individual units underway. Letter sent to all owners to inform Abbas if they have information as to the location of each unit. (In Progress Abbas)
- Exterior/Interior Courtyard Column Repairs ComplexWide quotes underway. (In Progress-Completion 4 years from budget approval/start Abbas)
- Balcony Membrane Repair Quotes underway (Resumes Spring 2022-Abbas)
- Courtyard Lights/Ballards - Contract awarded: IES- 24 lights. Unanimous Board Approval Cost \$4,132.80 (In Progress)
- Exterior Walkways/Ramps - Board Approved cost of \$5,000 Sierra Stone (In Progress - Abbas)
- Bike and Storage Locker Renewals - (In progress Magnum York)
- Courtyard Membrane Repair - Fire Ant (Completed)

- Garage Owner #204 concerns over aesthetic work required in his s, missing insulation, paint needed (In progress-Abbas)
- Entire complex Brickwork Grouting Repair - Unanimous Board Approval \$5,400. (In Progress - Brickwright,Abbas)
- Carpeting replacement MainFloor ONLY - Phase I - II - III to start June 20 - July 4th 2022. Contract awarded to All Floors - Board Approved \$37,500.
- Letter to be sent to all owners of Carpet Removal & Install Timeline (Shauna MacDonald, Magnum York)
- Notice posted in Elevators 5 days prior to start in each building and sandwich board notice in hallways - (Abbas)
- Stairwell Lighting upgrade (Completed)
- Path Brickwork Repair - Boyd's to accommodate warm weather expansion. (In Progress - Boyd's/Abbas)
- Zamboni contract servicing update (Complete - Leavitt Machinery)
- Dryer Vent Cleaning Quotes (Spring/Summer 2023- Abbas)
- Shingle Repair on entire complex roof systems by TruCraft (Completed)

**Phase 1 (2320 Erlton Street SW):**

- Suite 402-403-406-411-412 Hot Water Arrival Issue Repair (Complete - Trotter-Morton)
- Entrance Handicap Motion Pad Repair (Complete)
- 2320 Upper Roof Replacement contract United Roofing (September/October - Abbas, Kirk McFee)
- Railing Replacement Quotes (In progress - Abbas, Kirk McFee)
- Pump and Leak Repaired Mechanical Room Trotter-Morton (Complete)
- Heating Issues in Lofts of 4th floor Trotter-Morton (Complete)

**Phase 2 (59 – 24th Ave SW):**

- Suites 115-114 patio flooding repair Boyd's (In progress)
- Suite 315 - Balcony Door Repair - Chinook Glass (Completed - Abbas)
- Suite 115 Pest Control issue repaired due to rotting planter - Brickwright Masonry \$1,968.75 (Complete)

**Phase 3 (60 – 22nd Ave SW):**

- Suite 102 Downspouts/Eavestrough Leaking (In progress-Boyd's)
- Suite 214 Water Leak - Damage to 114 (In progress - Magnum York & Owners)
- Suite 514 Roof Leak repaired by TruCraft (Abbas)

**5. Treasurer's Report**

- Operating cash down \$15,000 due to Electricity over \$19,000 Gas up as well
- Monthly expense higher by 9% due to mechanical, heating and Abbas extras

## **6. Security Incidents**

- Unknown person sleeping in North stairwell. Resident discovered cushions and discarded them to deter their return.
- 3 break-ins- police called in each case. Individual residents to increase security measures.

## **7. Unfinished Business**

- Rules and Regulations (Owners Guide) progress update
- Visitor Parking Pass distribution – (Magnum York - Board)

## **9. New Business**

- New Carpeting Install to begin June 20
- Magnum York - Targets for timing on paying invoices and services/repairs.
- Flood Mitigation plans - Current Updated Document on RGE website if needed to be put into action due to flooding. Current status as of June 8/22 water level low.
- Pet application approvals: #410-Phase 3 - Unanimous Board Approval
- Renovation approvals: Suite #514-Phase 3, #410-Phase 3, #110-Phase 3 - Unanimous Board Approval
- Suite #214-Phase 2 Water Damage Repairs and Follow-up. (Magnum York-BFL-Owners Insurance Company)

**Meeting adjourned 20:16**

**Next meeting Wednesday July 6 18:30 pm.**

X CHRIS SCRUPA Chris Scrupa/Board President

X SHAUNA MACDONALD Shauna MacDonald/Secretary