

Meeting of the Board of Directors

River Grande Estates

Condominium Plan No. 9911158

Wednesday September 7, 2022, 18:30

(Meeting in person: RGE Boardroom and via zoom)

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

1. **Call to Order: 18:35**
2. **Additions/Changes to Agenda (none)**
3. **Review and approval of the Meeting Minutes** – August 3rd, 2022. Unanimous Board Approved
4. **Management Report and Bylaw infractions Magnum York:**
 - Unapproved move out Sunday
 - Box Spring and Mattress in Garbage Room
5. **Management Report and Bylaw Infractions**
 - Storage Lockers/Bikes/Motorbikes Payment Schedule- Magnum York (In progress)
 - Direct Energy Trigger has been locked in at \$
 - 2 After hours alarms sink back-up
 - Thermostats are covered
6. **Maintenance Report**
 - Rubberstone paint of all entrances (complete)
 - Received Initial Proposals from all parties discussing Maintenance, Concierge, and Cleaning Contract - (In progress)
 - Fountain and Pond leaks, air system, and shut-off valve replacement (in progress)
 - Security Upgrades of Parked (September/Oct)
 - Irrigations Maintenance - (complete)
 - Water shut-off Letter sent -Locations of Mains- 58% of owners have complied - (in progress)
 - Column Repair & Balcony Membranes - \$15,350 + additional expenses - Unanimous Vote from Board - (In progress)
 - Exterior Railings painting - (Complete)
 - Brink Ponting around RGE Signage (In Progress)
 - Disassembly of NE brick wall planter (In Progress)
 - Path Brickwork in Courtyard Expansion (In Progress)
 - Code to Stairwells & Office compromised - (In progress)
 - Phase 1 (2320 Erlton Street SW):

- 2320 Erlton St SW UpperRoof Replacement (In progress)
- Brickwork on Balcony Suite 206 (Pending) .
- Phase 2 - 59 - 24th Ave SW
- Suite115 - 114 Patio Flooding - Boyds - (In progress)
- Pest Controll Suite 115 - (Pending)
- Drywall Repair in four Suites - (Complete)
- Phase 3 - 60 -22nd Ave SW
- Suite 501 Not a Structural Issue - Abbas - (In Progress)

5. Treasurer's Report

- Operating Cash up 65,400 2% over
- Electricity, Gas Under, Water - All Under
- Reserve fund RTD: \$417,868.00

6. Security Incidents (None)

7. Unfinished Business

- Maintenance, Janitorial and Concierge quotes out for tender.
- Terrace Wall Excavation and assessment
- Rules and Regulations, Owners Guide. progress update - Chris Scrupa (In progress)
- Visitor Parking Pass Distribution & Fob audit - Next Dates - (In Progress)

9. New Business

- Renovation approval: Suites 205-2, 402-2,315-2
- AGM date and format November 23rd - 19:00 (7:00PM)
- Acceptable timeline for board/Magnum York communication and approval on owner request
- Boardroom Ventilation - (In Progress)
- Window Washing - Quoting in progress - (November)
- Unit 114-2 remediation - BFL to wave flooring remediation responsibility to owner. Owner to sign waver removing RGE Corporation of any and all liability of flooring renovation. Board to inspect final flooring renovation. - Unanimously approved by Board.

Meeting adjourned at 20:57

Next meeting Wednesday October 5th @ 18:30

X CHRIS SCRUPA Chris Scrupa/Board President

X SHAUNA MACDONALD Shauna MacDonald/Secretary