

Approved

MacEwan Gardens II
CONDOMINIUM CORPORATION No. 092 4818
263 MacEWan Gardens

**BOARD MEETING
MINUTES**

When: March 28, 2013

Where: Amenities Room

Present: Martin Sparks
Rob Mastel
Jackie Doucet
Nicole Twerdy

Alex Zovighian, KDM Management Inc.

Regrets Shannon Kachurowski
Kate Marchessault

No. Item

1 Call to Order

Meeting was called to order by Rob at 6:34pm

3 Approval of Agenda

Motion to approve the agenda as amended

Moved by: Jackie

Seconded by: Martin

Carried

4 Approval of Previous Minutes as presented (Feb 2013)

Motion Moved by: Nicole

Seconded by: Martin

5 Reports

5.1 Financials

The February Monthly Financials were briefly discussed, and currently on track to current Budget, Utilities are in line with Power and Water only slightly being over budget

Motion to accept as information only

Moved by: Jackie

Seconded by: Nicole

Carried

6 Business Arising from Previous Minutes

6.1 Janitorial Contract

After the 30 day notice was received from Jan Dan Custodial a meeting as set up between Jan the Owner and Alex and Kate, and walk through of the building as done and general comments were made from Jan that the service will defiantly change and that the current cleaners would be moved to another site with new ones coming in. Again an immediate improvement was seen however it was again not maintained. The Board had then discussed via email that a notice of termination be given with Jan Dan with March 31 being the last day of the contract. This letter was mailed, subsequently numerous phone calls were made from the General Manager of Jan Dan to Kate, a follow up letter confirming the final day of service was written by Kate and given to Jan Dan.

A decision was made **via email** on a new custodial contractor

Motion: To engage Shining by Trish to provide the custodial services for MacEwan Gardens II with the first day being April 2, and service days remaining every Tuesday and Fridays. The monthly rate is \$2300.00 + GST

Moved: Martin

Seconded Shannon

Carried

6.2 Fitness equipment

Lucki's will start providing preventative maintenance of the fitness equipment in April

The ab roller from the fitness room has gone missing

6.3 Newsletter

Kate had drawn up articles to be included in the Newsletter, and had emailed it to Martin, however Martin cannot use the format that was sent to him. Martin will forward to KDM and it will be reformatted into a proper newsletter form, add additional articles such as interest in using the exterior flower bed boxes. Once completed the newsletter will be emailed back to the Board for approval and distribution

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New Business

7.1 2013 Grounds Maintenance

As the current two year contract with Solstice expires March 31 2013, KDM provided additional proposals from other contract to review and discuss. After some discussion it was decided to continue on with Solstice Landscape for another two year contract as they already know the property. Additional items will be discussed with Solstice for the next winter season such as edge to edge snow removal of the City sidewalk and to clear the walkway from the sidewalk to the road from the beginning of the snow season.

Motion: To engage Solstice Landscape from April 1 2013-March 31 2015 for grass and winter maintenance.

Moved Nicole

Seconded Jackie

Carried

7.2 Pest control

The board has requested additional rodent traps be set up around the exterior of the complex. Alex will contact Abell and see what the activity has been like

7.3 Meet n' Greet

The Board will host another Meet n Greet, The Board discussed May 15 with the Board meeting being just a brief one with a tour of the Building for the new Board Members and the Meet n Greet being at 730pm

7.4 Building walk through

Kate would like to do a walkthrough of the building and Mechanical rooms for the new Board Members. Alex took those Board members that were interested up onto the roof tonight, and explained what was up there and what it does.

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Adjournment

Motion to adjourned the meeting at 733 pm

Moved: Nicole

Second: Martin

Carried

Next Meeting – May 17 2013 @ 6:30pm in the amenities room

Prepared by Alex Zovighian, KDM Management