

MacEwan Gardens II
 CONDOMINIUM CORPORATION No. 092 4818
263 MacEwan Gardens
BOARD MEETING
MINUTES

When: August 21 2019

Where: Amenities Room

Present: Rob Mastel
 Pat Paul
 Carole Holmes
 Fraser Sockett

Regrets: Kate Marchessault

No.	Item
1.0	Call to Order
	Rob called the meeting to order at 6:38 pm
2.0	Presentations-N/A
3.0	Approval of Agenda
	Motion to accept the agenda as presented Moved: Pat Second: Fraser Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes of the July 15 2019 Board meeting. Moved: Fraser Second: Rob Carried
5.0	Reports
	5.1 Financials The July Financials were reviewed by Alex with the Board of Directors. The Operating expense are in line with the current Budget for the most part there are a few overages that are being reviewed by Alex for the upcoming Budget. Motion to approve the July financials as information only. Moved: Rob Second: Pat Carried
	5.2 Operating Budget Alex has been preparing a Draft Operating budget for the Board to review and approve prior to the end of September 2020. Once it is prepared, he will email it to the Board for discussion. It is anticipated that there will be an increase to the Insurance premiums when the term comes up for renewal October 1 2019.
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance Regular maintenance happens weekly, they have discovered that there is issue with a sump pump in the center of the parkade, which Alex then contacted Paragon Mechanical to replace. Alex explained that the carpet will be steamed cleaned in December and the parkades will be swept this November.
	6.2 Lawn Maintenance The grass has been looking very good this summer the board is very pleased with the work being done by Solstice.

	<p>6.3 Stucco There are areas of the succo in the West courtyard that has been delaminating, Wade Engineering will review the areas in conjunction with their Reserve Fund Study.</p>
7.0	<p>New Business</p>
	<p>7.1 Locks and Doors The Board will consider the possibility in changing out all locks in the building and reissue keys to all the Owners. This is only a consideration for the future.</p> <p>7.2 Standard Insurable Unit Description (SIUD) Alex explained that legislation will be changing to require every Condominium to create a SIUD to be created Insurance purposes to better describe what a standard Unit finishing's are vs what upgrades were done to a Unit, so that the Corporations would Insurance what they are responsible for. To quotes were reviewed by Reliance Appraisals and Skyline Consulting. Motion: To engage Skyline Consulting to complete a SIUD at the cost of \$850 +GST. Moved: Rob Seconded Pat Carried</p>
8.0	<p>Resident Correspondence/Email</p>
	<p>Just the regular amenities room booking and intercom changes</p>
9.0	<p>Next Meeting Date</p>
	<p>Wednesday September 18, 2019 7:00 pm in the Amenities Room.</p>
10.0	<p>Adjournment</p>
	<p>Motion that the meeting be adjourned. Moved: Rob</p>

Prepared by KDM Management Inc.