

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

When: May 20, 2020

Where: Amenities Room

Present: Rob Mastel
 Kate Marchessault
 Fraser Sockett
 Pat Paul
 Carole Holmes
 Dennis Jacob
 Martin Sparks
 Alex Zovighian

No.	Item
1.0	Call to Order
	Meeting called to order at 7:06 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the following items added: 6.8 Reserve Fund Study Moved: Carole Second: Fraser Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes for April 15, 2020 board meeting: Moved: Dennis Second: Pat Carried
5.0	Reports
	5.1 April Financials The account with the security deposits from owners renting their suites will be closed shortly as all amounts have been refunded. At the end of August two of our GIC investments will roll over. 5.2 Arrears Currently only two suites in arrears – very minor and KDM is working with both owners to resolve. Motion to approve the April Financials as information only Moved: Rob Second: Tika Carried
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance The boys from Taylormade have been wearing gloves and masks when onsite. The parkade was swept today and a number of vehicles remained parked in the parkade during, all visitor spots were full as was the street out front. Alex was in the amenities room today and noticed how dusty it gets with non-use. Prior to re-opening the Fitness and Amenities Rooms both will require a thorough cleaning and a protocol for using these will be drawn up based on the provincial guidelines. The ceiling vents in the hallways have blackened the surrounding stipple and need to be painted over, a job that Taylormade can handle. Alex mentioned that in some of his older buildings they get a large dumpster style bin onsite for a limited time for residents to dispose of items free of charge. Amenities Room and elevator lobby flooring They are ready to start in the amenities room shortly.

	<p>6.3 COVID – 19 Alex recommends we do not open the Fitness or Amenities Rooms until Phase III.</p> <p>6.4 Mailroom Door The glass for the door to the mailroom has been replaced.</p> <p>6.5 Re-keying the Complex Alex already has the keys for the mechanical rooms and by this Friday will have all the new keys for residents. KDM will organize the number of keys per suite and deal with all requests for a 3rd or 4th key, who is picking them up, and payment for the extra keys. Board members will be available at designated times to hand the keys out after the notices are posted.</p> <p>6.6 Parcel Box in Mailroom Is working great! Noted that the outgoing mailslot is not available to use if there are no parcels in the locker.</p> <p>6.7 Brick Planters All are spoken for, a first for MGII! Looking forward to seeing how everyone's garden grows.</p> <p>6.8 Reserve Fund Study Alex has reviewed and there are a few items that need to be dealt with now: 1) fixing the lamp post in the east outside parking lot 2) roof assessment and 3) exterior repairs to cladding and stucco. As we are now starting to work on the budget for 2020/2021 there will be discussion about special assessments vs increased condo fees, especially if the exterior repairs are extensive. Once we have a report summary with cost projections we can make a decision.</p>
7.0	New Business
	<p>Note that KDM is scheduled to re-open its office June 1st on a limited basis. Rob has suggested a second board dinner happen in the summer, this needs to be discussed further.</p>
8.0	Resident Correspondence/Email
	<p>The usual inquiries for intercom hookups, amenity room bookings and a complaint about a weed smoker that Alex is already dealing with.</p>
9.0	Next Meeting Date
	<p>Wednesday July 15th at 7:00 pm in the Amenities Room.</p>
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Fraser Second: Kate Meeting adjourned at 8:04 pm</p>

Prepared by Kate Marchessault, Secretary