

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

When: September 23, 2020

Where: ZOOM video meeting

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

No.	Item
1.0	Call to Order
	Meeting called to order at 7:03 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the addition of 7.4 Amenities Room. Moved: Carole Second: Fraser Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes for August 12th , 2020 board meeting: Moved: Rob Second: Dennis Carried
5.0	Reports
	5.1 August Financials Two GICs matured and the interest earned, for a total of \$366,615.85 was deposited to the Reserve Account, the third GIC matures in August 2021. The line item for Security Deposits will be closed out as we no longer collect this from owners who are renting their suites. Expenditures from the Reserve Fund this past year: new flooring for three lobby areas and the Amenities Room, re-keying of all Common Area doors and our second Reserve Fund Study. Motion to approve the August financial statement as information only: Moved: Kate Second: Pat Carried: 5.2 Arrears Unit #101 has paid, #125 has two fines totalling \$500 for the old couch still on their patio.
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance Taylormade crew helped with the roof clean-up. The repairs will all be completed in a few weeks. The ceiling fan in the Fitness Room needs to be replaced, so will have the fan in the Amenities Room looked at as well The light pole in the east outdoor parking lot has been straightened. A few more new, common area keys have been purchased. Intercom camera has been secured.

	<p>6.2 Lawn maintenance Contract is up in the spring of 2021, Alex will share the proposal for renewal from Solstice once he receives it. Fall clean-up of yard will happen in a few weeks time. Parkade sweep will be scheduled before Christmas.</p>
7.0	New Business
	<p>7.1 Insurance Premiums 2021 Last year our cost was \$118,500. – and we have been able to pay over 3 consecutive months with 3 equal payments per month and no interest charged. The anticipated increase for 2021 is an additional \$34,000. – a 29% increase.</p> <p>7.2 Operating Budget Will require a special assessment with no increase to condo fees, anticipate the SA to be approximately one month's condo fees.</p> <p>7.3 AGM After discussion, the board agreed that due to COVID – 19, an in- person AGM will not be held this year. A package will go out to owners with the new budget, year in review and notice of special assessment next month instead. The Amenities Room is still closed.</p>
8.0	Resident Correspondence/Email
	The usual inquiries for intercom hookups, amenity room bookings and elevator bookings.
9.0	Next Meeting Date
	Wednesday, October 28 th at 7:00 pm through ZOOM video meetings.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Fraser Second: Kate Meeting adjourned at 8:09 pm</p>

Prepared by Kate Marchessault, Secretary