

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

When: October 28, 2020

Where: 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 7:08 pm
2.0	Presentations
	No presentations
3.0	Approval of Agenda
	Motion to accept the agenda with the addition of 7.2 Elevator Moved: Carole Second: Kate Carried
4.0	Approval of Previous Minutes
	Motion to approve the minutes for September 23rd , 2020 board meeting: Moved: Dennis Second: Fraser Carried
5.0	Reports
	5.1 September Financials September was our year end month, so the audit of the year will begin. Alex explained that the audited statements will have journal entries explaining that bills paid in October are still part of the previous year's budget as the work was actually done in that fiscal year so the statements need to reflect this and only the accountant can do this. 5.2 Arrears As of September 30 th the arrears for #412 are \$768.00 which will be paid over the next two months, in two payments. Fines still unpaid for the couch on the patio. Motion to approve the September financial statement as information only: Moved: Kate Second: Pat Carried:
6.0	Business Arising from Previous Minutes
	6.1 Building Maintenance The switch for the fan in the amenities room has been replaced. Someone contacted Alex about the light fixture near the parkade entrance not working, so a service call was booked but the light fixture is fine. A door has been replaced on the main floor, east wing. Taylormade is priming and will paint it. The parkade sweep is scheduled for December 10 th . Carpet cleaning will be scheduled after the sweep and hopefully before Christmas. Most of the brick planters in the courtyards have been cleaned out, board members will remind those that still need to be done.

	<p>5.2 Wade Engineering Balcony Review Proposal/Reserve Fund Study The two phase assessment should be completed shortly and based on the results, the special assessment can be calculated.</p> <p>5.3 Insurance Premiums As mentioned previously, our insurance premiums increased by \$34,000 for the upcoming year's coverage – an increase that was industry wide as opposed to due to our claim history.</p> <p>5.4 Annual General Meeting The AGM packages have been sent out to owners, audited financial statement for the past year will be available once completed.</p>
7.0	New Business
	<p>7.1 Water Loss in Units 234/134 Paul Davis Restoration has been onsite as there was water noticed coming out from under the door of Unit 134. The washing machine in Unit 234 failed and was the cause. The drying process has already begun and Alex anticipates this will be a small claim, \$10K to \$14K which is the owner's (Unit 234) responsibility.</p> <p>7.2 Elevator Two and a half weeks ago Elevator #1 went down completely and took a long time for the repair to be done and now Elevator #2 is acting weird, doors opening and closing randomly. That should be fixed by Friday but Alex has expressed to Schindler that we have not been to pleased with how long things are taking and that Alex has to 'chase' them for information about the status of things</p>
8.0	Resident Correspondence/Email
	The usual inquiries for intercom hookups, amenity room bookings and elevator bookings.
9.0	Next Meeting Date
	Wednesday, November 18 th at 7:00 pm through a video meeting.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Fraser Second: Kate Meeting adjourned at 8:0 pm</p>

Prepared by Kate Marchessault, Secretary