

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

When: February 24 2021

Where: via Team Meetings video call

Present: Rob Mastel Fraser Sockett
 Pat Paul Carole Holmes
 Dennis Jacob Martin Sparks

Alex Zovighian KDM Management inc.

Regrets: Kate Marchessault

	Item
1.0	Call to Order
	Meeting called to order at 7:05 pm
2.0	Approval of Agenda
	<p>Motion to accept the agenda as presented. Moved: Rob Second: Pat Carried</p>
3.0	Approval of Previous Minutes
	No Meeting/minutes for January for Approval
4.0	Reports
	<p>5.1 Financial Report The January financials were reviewed there are a few expenditures from the Common Property that are being monitored. Insurance Premiums are higher than the Budget and is being monitored. AS of right now there is a surplus to cover this expense, but the board may need to consider option in collecting further funds to make up for the gap. Alex should have a better idea of the cash flow. By the next meeting.</p> <p>5.2 Arrears The arrears are continually to be monitored by KDM Management and statements and necessary letters have been issued.</p>
5.0	Business Arising from Previous Minutes
	<p>5.1 Building Maintenance The handy men from TaylorMade are doing a good job, on site twice a week and notify Management plus the Board for any issues that need to be addressed and submit a weekly checklist.</p> <p>5.1.1 Intercom Camera Camera has been installed and is functional.</p> <p>5.2 Wade Engineering Balcony/Stucco Review The secondary report has been received; Wade will be putting together a tender package where they will put it out to tender for quoting. This will give us a better picture of the expense, which will be allocated from the Reserve Fund</p> <p>5.3 Fitness Room The room will remain closed for now until there are more openings as permitted by AHS</p> <p>5.4 Wind Damage Unit ■■■ The broken pane of balcony glass that was damaged from the January windstorm has now been repaired.</p>

7.0	New Business
	<p>7.1 Attempted break in at front doors There was an attempted break in at the front doors, the bad guys were unable to get into the building due to the front door steel plates, there was minor damage done to the plate which has now been repaired. The footage from the surveillance camera has been pulled and filed.</p> <p>7.2 City of Edmonton Waste survey Alex mentioned that the City of Edmonton will be changing their collection services over the next few years. 2021 will affect curbside pick up and in 2023 it will affect buildings with Bin Service. Alex has filled out the survey as part of Property Management, and encouraged the Board to fill it out as a resident</p> <p>7.3 Water Loss from Unit [REDACTED] There was a burst heating line that affected [REDACTED] [REDACTED] and [REDACTED]. Paul Davis restoration was called out to start mitigating the damages and complete the emergency work including drying and removal of damaged areas. Diverse claims will represent the Corporation in the loss. Depending on the cost of the emergency work and the rebuild work the Board will consider an insurance claim. Most of the emergency work has been completed Diverse will be completing a scope of work so that they can receive multiple quotes for the rebuild. Once a proved the re-build work will commence</p>
8.0	Resident Correspondence/Email
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9.0	Next Meeting Date
	Wednesday, march 17 at 7:00 pm through Team Meetings.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Pat Meeting adjourned at 7:47 pm</p>

Prepared by Alex Zovighian- KDM Management