

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

When: March 17 2021

Where: via Team Meetings video call

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

Alex Zovighian KDM Management inc.

	Item
1.0	Call to Order
	Meeting called to order at 7:08 pm
2.0	Approval of Agenda
	Motion to accept the agenda as presented. Moved: Kate Second: Pat Carried
3.0	Approval of Previous Minutes
	Motion to approve the minutes for February 24 2021 Moved: Martin Seconded Carole Carried
4.0	Reports
	5.1 Financial Report February being the fifth month of the fiscal year we now have a better understanding where financials stand. With the increased costs for the insurance premiums this year, as well the out-of-pocket expenses need for the recent water losses that have occurred a Special levy would be required. This was mentioned in the Budget cover letter dated September 21 2020. After reviewing the financials, it is recommended that a levy of roughly 1.5 months with of condo fees be made. This should allow for appropriate cashflow until the end of the fiscal year, and there will be a need to possibly increase fees next fiscal year to cover any other increase to insurance premiums. Motion: approved to issue a Special Levy for \$101,847.00, to be divided between all Units based on their associated Unit Factors. The levy will be due September 30 2021. Special Levy is due to the increase in the Condominium Corporations Insurance Premiums, as well as other unexpected operational costs. The levy will be deposited in the Operating Account. Moved: Pat Seconded: Fraser Carried
5.0	Business Arising from Previous Minutes
	5.1 Building Maintenance The handy men from TaylorMade are doing a good job, the Board has requested that they do a quick walk about and report which units have lattice on their balconies. 5.2 Wade Engineering Balcony/Stucco Review The tender package has been completed from the initial review of the '31 balconies, Contractors have met with Wade and tenders are due March 30 2021. Once all received, Wade will produce a summery report with their recommendations to the Board for review. Once received the Board will make their decision via email so the process is not delayed.

	<p>5.3 Fitness Room The room will be closed for now until there is more openings as permitted by AHS</p> <p>5.4 Water Loss from unit 401 The broken pane of balcony glass that was damaged from the January windstorm has now been repaired. Work is being done by Paul Davis Systems, there is an estimated time from of late May early June. Reasoning for the delay is back orders of materials and flooring.</p> <p>5.5 Standard Insurable Unit Definitions (SIUD) The new legislation dictates that an appraisal needs to be completed that will indicate the base specs for units in MacEwan Gardens II to be provided to the insurance company and to make sure for appropriate coverage. In suite inspections are now being scheduled with Pat, Carole and Rob.</p>
7.0	New Business
	<p>7.1 Main stack cleaning in building Over the last several months there has been several kitchen backs ups that have occurred. Due to the age of the building, it is time to do a main stack cleaning of all sewer lines. This will involve gaining access to each unit and have the steam cleaning done of the kitchen and bathroom drains, all the way to the City main. Several quotes were received and reviewed. Motion: To Engage CRT Developments to complete the flushing of all kitchen and bathroom line in each unit and the mainlines in the parkade to the City Main. the cost would be \$45,252.50 + GST. Moved: Rob Seconded: Dennis Carried</p>
8.0	Resident Correspondence/Email
	N/A
9.0	Next Meeting Date
	Wednesday, April 21, 2021pm through Team Meetings.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Pat Meeting adjourned at 8:20 pm</p>

Prepared by Alex Zovighian- KDM Management