

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

When: April 21, 2021

Where: via Team Meetings video call

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

Alex Zovighian KDM Management inc.

Regrets: Martin Sparks Kate Marchessault

	Item
1.0	Call to Order
	Meeting called to order at 7:03 pm
2.0	Approval of Agenda
	<p>Motion to accept the agenda as presented. Moved: Fraser Second: Dennis Carried</p>
3.0	Approval of Previous Minutes
	<p>Motion to approve the minutes for March 17 2021 board meeting: Moved: Pat Seconded: Fraser</p>
4.0	Reports
	<p>5.1 Financial Report The March financials were reviewed, the expenditures for the month were good, except for the insurance premiums, but this is expected, and the Special Levy will help with this. The Board did discuss the GIC's for the condo and will reevaluate some options when there the current GIC mature. Currently the rates are pretty low.</p> <p>5.2 Special Levy The letters for the levy went out earlier this month, and there has been a few questions from owners, but all understand the reasoning. There has been about 10 Units already contact KDM Management to arrange payment for their assessments.</p> <p>5.3 Arrears The arrears are continually to be monitors 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 continue to be onsite twice a week, The Parkade will be swept on May 13.</p> <p>5.2 Wade Engineering Balcony/Stucco Review Wade engineering had completed the scope of work and prepared a tender package. Four contractors had submitted bids, the board reviewed the bids and agreed with Wade's recommendation to engage Shamrock Construction. There will be a CCDC contract signed. Motion: via email on April 7 2021, the Board agreed to engage Shamrock Construction to completed the balcony work as outlined in the scope of work provided and monitored by Wade Engineering. The Costs will be \$57,393.00 + GST Moved: Martin Seconded by Pat Carried Please find attached the Bid Summer and Recommendations from Wade Engineering</p>

	<p>There has been a preconstruction meeting held by Wade Engineering, Shamrock Construction and KDM Management on April 20 2021 to go over the details of the start of the project. Once minutes of the meeting are obtained, they will be distributed to the Board.</p> <p>5.3 Water Loss from Unit 401 Repairs are close to being completed in all units, there has been a little bit of access issues to a couple of units which has delayed the completed, but it is anticipated that it will be completed by mid May.</p> <p>5.4 Standard Insurable Unit Definition Due to the recent restriction from AHS the unit inspection for this report have been postponed.</p>
7.0	New Business
	<p>7.1 Exterior Landscape Enhancements Rob and Alex will complete a walk through to review certain Common areas of the landscaping and to suggest some possible upgrades. Walk through to be completed by mid May.</p> <p>7.2 Water damage from unit 324 The back toilet tank of Unit 324 had overflowed due to a faulty flow switch, it cause minor damage to the Unit below and to the amenities room. Paul Davis Systems is doing the remediation and repairs. Overall, the damages are minor as it was caught quickly. The Corporation will be seeking costs of damages and repairs from the Unit Owner of 324.</p>
8.0	Resident Correspondence/Email
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9.0	Next Meeting Date
	Wednesday, May 13 at 7:00 pm through Team Meetings.
10.0	Adjournment
	<p>Motion that the meeting be adjourned. Moved: Rob Meeting adjourned at 8:02 pm</p>

Prepared by Alex Zovighian- KDM Management