

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

When: March 15, 2023
Where: In amenities room and via ZOOM
Present: Rob Mastel
 Pat Paul
 Fraser Sockett
 Dennis Jacobs
 Bill Bondy
 Longin Szafranski
 Laura Giroux
 Alex Zovighian KDM Management inc.

	Item
1.0	Call to Order
	Meeting called to order at 7:00 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the addition of 6.1 Furniture. Moved: Fraser Second: Pat Carried
3.0	Approval of Previous Minutes
	Motion: To approve the February 15, 2023 Board Meeting Minutes. Moved: Laura Second: Bill Carried
4.0	Reports
	<p>4.1 Financials We reviewed the January financial. Typically, the statements are ready the 3rd week of the following month to allow for cheques to be cashed etc. The utility amounts are over budget, but this is a common occurrence during the colder months and it evens out by end of year as the temperature improves and usage is reduced.</p> <p>4.2 Arrears Most units in arrears have either paid or arranged to do so. KDM will continue to monitor.</p>
5.0	Business Arising from Previous Minutes
	<p>5.1 Building Maintenance</p> <p>5.1.1 General maintenance Recently the handle to exit the front door fell off/went missing. The repair was made as soon as Alex was notified as it was fire concern that it couldn't be opened if the power was out and wheelchair button not operational.</p> <p>5.1.2 Garage Door Over the last few months there has been some additional maintenance on the door. The wear and tear on the hinges and lower panels mean we need to replace at least two panels. As it is a minimal cost increase to replace all four panels, we have chosen to replace the hollow core door with a stronger steel door. The replacement could take four to six hours. We have asked for a scheduled time for the work to be done. While cars will still be able to leave and enter the parkade, we would like to give notice to residents in order to minimize traffic during the replacement. Notices will be posted.</p>

	<p>5.1.3 Front Entry Concrete Slab We have asked that the work not take place until the ground thaws to avoid shifting of the completed work. Alex will discuss a May or June date with Safesidewalks.</p> <p>5.1.4 Side Entries and Staircases We received the final quotes from Renew Floorcovering to replace the linoleum tiles at the east and west entrances, and to replace the carpeting on the east, west and central staircases. Our current carpet is the builder grade from 2009 and is in rough shape. We would be replacing with a heavy-duty, commercial grade carpet tile suitable for high traffic areas. The quote includes disposal of the old carpet and some extra tiles in case of replacement. We had a good experience with this company when they replaced the carpet in front of the elevators.</p> <p>Motion: To engage Renew Floorcovering to install carpet tiles in the east and west entries at a cost of \$2037.00 + GST. Moved: Rob Second: Fraser Carried</p> <p>Motion: To engage Renew Floorcovering to install a matching carpet in the three stairwells at a cost of \$19123.00 + GST. Moved: Pat Second: Rob Carried</p> <p>They can start soon. One staircase at a time will be replaced and we expect 1-2 days per area. The company that makes the heavy-duty carpet tiles also makes similar patterns at a grade for lower traffic areas that would be suitable for the branch hallways. Rob has requested samples so we can make a selection and hopefully get started on that work this year too.</p> <p>A concern was raised about the lack of railing for the west exit stairs as they are often slippery from rain or ice. Alex will request a quote to have one installed.</p> <p>5.2 Balcony Survey We are waiting for the sample survey.</p>
	New Business
	<p>6.1 Furniture Replacements for the worn-out chairs in the lobbies of each floor have been ordered. The chairs are like what is already there, but will be in variety of colours. The cost is \$1600 and will come from the amenities room fund. It could be May or June before they arrive.</p>
7.0	Resident Correspondence/Email
	<p>No correspondence to report. Alex confirmed that a parkade cleaning and line painting will be April 27. Reminder notices will be posted late March/early April. This is earlier than usual, but we would like to give extra notice as line painting will not be completed for stalls where a vehicle is left.</p>
8.0	Next Meeting Date
	Wednesday April 19 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 7:41 pm

Prepared by Laura Giroux