

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

When: April 19, 2023
Where: 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 7:03 pm
2.0	Approval of Agenda
	Motion: To accept the agenda with the additions 6.4 Unit [REDACTED], 6.5 BBQ, 6.6 Bike Racks. Moved: Dennis Second: Longin Carried
3.0	Approval of Previous Minutes
	Motion: To approve the March 15, 2023 Board Meeting Minutes. Moved: Laura Second: Bill Carried
4.0	Reports
	4.1 Financials We reviewed the February financials. In February, the utility amounts were still over budget, but have been improving in March. 4.2 Arrears Only one outstanding arrears regarding an insurance chargeback. KDM will continue to monitor.
5.0	Business Arising from Previous Minutes
	5.1 Building Maintenance 5.1.1 General maintenance A service call was made to repair an air unit. A plumbing repair was made to a supply line in the parkade. It involved one of the main floor units and some drywall was removed to complete the repair. The drywall has now been fixed. There have been continued issues with the front door system (various pry marks around the secure plate, a latch replaced, the door not shutting completely). A service call was made and the whole mechanism has been replaced. The annual roof assessment done by Wade Engineering will take place near the beginning of May. Based on the assessment they will suggest deficiency maintenance for this and upcoming years. The work will be put out to tender and proposals submitted to the Board. In recent years there hasn't been much maintenance required. The exit sign at the front entrance was damaged and will be repaired. 5.1.2 Garage Door

The heavy-duty door was installed, but on the same day there was damage from a vehicle entering the parkade. Security footage was reviewed to determine which vehicle caused the damage. If the vehicle can be identified the unit will be charged for the repairs. We are now waiting for a new panel to repair the door. Residents are reminded to let the door open fully before entering the parkade.

5.1.3 Front Entry Concrete Slab

Safesidewalks should complete the repair in the next few weeks now that the weather has warmed up.

5.1.4 Side Entries and Staircases

The deposit has been paid and we are waiting for materials to arrive. We hope the work will start by mid May and have asked for a few days notice so residents can be informed. Residents will be asked to use alternate staircases during work to avoid interruptions. It is expected that the work will take 3 to 4 days per staircase.

5.2 Balcony Survey

Alex provided the draft survey to the Board. The survey contains some basic questions to gather information we can share with an engineer and contractor to determine if work needs to be done. Surveys will be distributed to residents soon, and complete surveys can be returned under the door of the Amenities Room.

New Business

6.1 Fire Alarm

On Monday April 17 there was a fire alarm because a 3rd floor pull station was pulled. Security footage is being reviewed. Alex is notified by the monitoring company, but as a condo building the fire department is automatically called and are required to do their walk through.

6.2 Spring Clean up / Tree Pruning

Spring Clean up should begin soon. We hope to time the parking lot sweep closer to when the city cleans the street. Weekly lawn care often begins in May, but if the weather holds it might be earlier. Tree pruning occurs every other year to ensure trees are clear of the building/any structures. This should take place in June or July. Looking ahead to summer, Pat will select flowers for the front planters. The raised beds are almost all spoken for.

6.3 Parkade Sweep and Carpet Cleaning

Signs have gone up around the building to notify residents that the parkade sweep will take place April 27. It also notes that line painting will happen May 4, but new signs will go up after the parkade clean. Carpet cleaning has already begun and should be completed by Friday.

6.4 Unit [REDACTED]

During their weekly inspection of this vacant unit, the Property Management company noted that the kitchen sink had backed up and water had overflowed onto the floor. A plumber has checked the lines and remediation to the floor will take place. There was no damage to other units.

6.5 BBQ

The Board discussed the possibility of a spring bbq. It was determined that we prefer to wait until the summer. BBQs give residents an opportunity to see the amenities room and to meet some neighbours. A date of Saturday July 22 was set.

6.6 Bike Racks

To clean up the bike racks, a notice will be posted in May for residents to temporarily remove their bicycles. Remaining bikes will be removed and stored for a time to give residents a chance to claim them.

7.0 Resident Correspondence/Email

No correspondence to report.

8.0 Next Meeting Date

Wednesday May 17 at 7:00 pm

9.0 Adjournment

Motion that the meeting be adjourned. 8:00 pm