

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

When: May 17, 2023
Where: Amenities Room and via Zoom
Present: Rob Mastel
 Fraser Sockett
 Dennis Jacobs
 Bill Bondy
 Longin Szafranski
 Laura Giroux
 Alex Zovighian KDM Management Inc.
Regrets: Pat Paul

	Item
1.0	Call to Order
	Meeting called to order at 7:00 pm
2.0	Approval of Agenda
	Motion: To accept the agenda as presented. Moved: Dennis Second: Fraser Carried
3.0	Approval of Previous Minutes
	Motion: To approve the April 19, 2023 Board Meeting Minutes. Moved: Laura Second: Fraser Carried
4.0	Reports
	4.1 Financials We reviewed the March financials. Janitorial is higher than usual due to a missed invoice which has now been paid. Gas is also quite over budget, but we should see that correct through the summer now that the boilers are off. 4.2 Arrears All the arrears in the March financials have now been cleared. Alex mentioned that there were a few nsf condo fees for May, but some residents have already contacted KDM to arrange payment.
5.0	Business Arising from Previous Minutes
	5.1 Building Maintenance 5.1.1 General maintenance The west door was adjusted as the strike plate was damaged and it wasn't latching correctly. Some lights were replaced in the main floor east hallway. A make up air unit shut down last week and Paragon Mechanical was called out to repair the unit. We were able to identify the vehicle that damaged the overhead door. They will receive a bill and a fine. We are still waiting for a new bottom panel to arrive to replace the damaged one. A high-definition camera facing the garage door and a new PVR have been installed.

	<p>A lost key was found. Alex is able to identify which unit it belongs to by the code stamp on the key, so it was returned to the owner. If you find a lost key, please pick it up and notify Alex.</p> <p>The asphalt around the manhole cover in the east parking lot has is being evaluated for repair.</p> <p>Unit ■■■ had an issue with their electrical. An electrician was called an it was determined that the breaker to the unit need to be replaced. Alex is making arrangements with the owner to have it fixed.</p> <p>5.1.2 Front Entry Concrete Slab Safesidewalks has completed the repair. The work done about two weeks ago. We are happy with the results.</p> <p>5.1.4 Carpet for Staircases and Side Entries Work has begun on the carpet replacement. A concern was raised after some of the carpet removed was placed near the dumpster. It was determined it was placed there temporarily until the removal vehicle arrived. We will keep an eye on this. Work is expected to be finished before the end of May.</p> <p>5.2 Balcony Survey Adjustments were made to the survey. An explanation of the kinds of defects we are looking for and a reminder to not be too aggressive when checking the balcony have been added. It will be emailed to owners, and also put under unit doors. Completed surveys can be returned under the door of the Amenities Room.</p> <p>5.3 Spring Cleanup / Tree Pruning Spring cleanup has been done. Line painting in the visitor parking should happen soon. Tree pruning will be done on the west side of the building to make sure trees aren't damaging the building. Seasonal Impact will be asked to review the front mulch beds and replace the roses which are in bad shape.</p>
6.0	New Business
	No new business.
7.0	Resident Correspondence/Email
	<p>There have been a few complaints about a main floor unit in the west hallway. Visitors have been entering by climbing over the balcony railing. Alex contacted the owner who said the tenants will be evicted no later than July 1.</p> <p>Rob has taken over checking the Board gmail account.</p> <p>A reminder that if you notice anything out of the ordinary, please do notify Alex so that he can arrange repair/ keep an eye on things.</p>
8.0	Next Meeting Date
	Wednesday June 21 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 7:36 pm

Prepared by Laura Giroux