

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

**When:** August 21, 2024  
**Where:** Amenities Room  
**Present:** Rob Mastel  
Pat Paul  
Dennis Jacobs  
Longin Szafranski  
Bill Bondy  
Laura Giroux  
Alex Zovighian KDM Management Inc.  
**Regrets:** George Lund

	Item
<b>1.0</b>	<b>Call to Order</b>
	Meeting called to order at 7:01 pm
<b>2.0</b>	<b>Approval of Agenda</b>
	<b>Motion:</b> To accept the agenda with the additions of <b>5.8 Parkade Door Damage, 6.1 Carpet Cleaning</b> and <b>6.2 Operating Budget.</b> <b>Moved:</b> Longin <b>Second:</b> Laura <b>Carried</b>
<b>3.0</b>	<b>Approval of Previous Minutes</b>
	<b>Motion:</b> To approve the July 17, 2024 Board Meeting minutes with typos corrected. <b>Moved:</b> Laura <b>Second:</b> Pat <b>Carried</b>
<b>4.0</b>	<b>Reports</b>
	<b>4.1 Financials</b> We reviewed the July financials. Aside from junk removal there were some higher costs for one off events, but over all we are on track.  <b>4.2 Arrears</b> Arrears are on track. Four units have paid, one has made arrangements to pay and one will be paid through insurance. One unit is in foreclosure and we will be paid as part of the process. Another unit is for sale and we will be paid through the sale. There are 11 units with amounts still owing for the special levy. Three letters have been sent and interest is being applied.
<b>5.0</b>	<b>Business Arising from Previous Minutes</b>
	<b>5.1 General Maintenance</b> We have seen an increase in large items being left by the dumpsters, sometimes up to once a week. We will be monitoring the situation. Residents are reminded that the corporation still has to pay for disposal and the costs could potentially cause an increase to monthly fees. If we are able to identify non residents dumping, we may be able to have them charged for trespassing.  Regular lawn maintenance continues. There was some missed mowing during the heat wave. Since our grass is pretty established it hasn't required additional watering.  There have been no further reports of wasps.

	<p>A question was raised about the elevator – we are still waiting on parts for the repairs to be completed.</p> <p><b>5.2 Common Carpet Replacement</b> The shipment of carpet tiles arrived and work has restarted. The installation is nearly complete. They will also remove the roll of carpet from the 3<sup>rd</sup> floor. When the work is complete a walk through will be done to identify any deficiencies.</p> <p><b>5.3 Water Loss – Unit 133 - update</b> The work is almost complete. The emergency work was invoiced for \$65,676 and the rebuild for \$40,115 for a total of nearly \$105,800. Alex has been in contact with the unit owner and their insurance. We have charged back the maximum \$50,000 allowed as per legislation. This means the corporation will be responsible for the remaining \$55,800.</p> <p>We discussed the possibility of making an insurance claim for the \$55,800, keeping in mind the corporation is fully responsible for the costs for the water loss from Unit 215 (below) as it originated from common property. Having two insurance claims could cause a large increase to our insurance premiums. We will not pursue an insurance claim for this water loss.</p> <p><b>5.4 Water Loss Unit 215 - update</b> Since this loss originated from common property, the corporation is responsible for all the costs and our insurance adjustor was contacted to create the scope of work for the rebuild and put it out to tender. On Call Restoration's offer was accepted. The emergency work was invoiced at \$67,557 and the rebuild at just over \$102,000 for a total of nearly \$170,000. We discussed making an insurance claim for this water loss since it is the larger amount. We will still be responsible for the deductible.</p> <p><b>Motion:</b> To file an insurance claim for the water loss from Unit 215. <b>Moved:</b> Rob <b>Second:</b> Bill <b>Carried</b></p> <p><b>5.5 Handyman</b> Tailormade has arranged for a new handyman to start in September. We don't have a name yet. We hope that new eyes will improve the attention to detail.</p> <p><b>5.6 Fire Panel/Emergency Lighting Repairs – August 1 &amp; 2</b> Some of the repairs were completed on August 1 and 2. There are still some strobe problems causing the panel to beep, and Alex has received many phone calls, but we have to wait for parts to arrive before the work can be completed.</p> <p><b>5.7 Chandelier in Lobby</b> Rob found an option the Board approved of, and Alex has passed our selection to the electrician to see if we can get that one, or a similar one. When the electrician provides pricing, Alex will share with the Board. We expect the most expensive part will be installation as a lift or scaffold will be required.</p> <p><b>5.8 Parkade Door Damage</b> The invoice for the repair work will be charged back to the unit. The security footage we reviewed at the last meeting was shared with the tenant and insurance. The tenant has indicated that they will contact legal representation. We are able to provide our repair records to the insurance to prove that everything was in working order.</p>
<b>6.0</b>	<b>New Business</b>
	<p><b>6.1 Carpet Cleaning</b> Last month we discussed skipping a fall carpet cleaning, but there are several spots in the east and center wings that require attention. Alex will schedule a cleaning as soon as</p>

	<p>possible. We will also ask them to do some upholstery cleaning for the two white chairs in the amenities room.</p> <p><b>6.2 Operating Budget</b>  Alex has started work on the 2024/2025 operating budget which is due to owners at end of September. We don't expect an increase, but some amounts will be adjusted to reflect recent amounts for areas such as utilities or contingency fund. We will review by email in the hopes that the new budget can be mailed by the next Board meeting.</p>
<b>7.0</b>	<b>Resident Correspondence/Email</b>
	No correspondence to report.
<b>8.0</b>	<b>Next Meeting Date</b>
	Wednesday, September 18 at 7:00 pm
<b>9.0</b>	<b>Adjournment</b>
	<b>Motion that the meeting be adjourned. 7:54 pm</b>

Prepared by Laura Giroux