

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

When: October 16, 2024
Where: Amenities Room
Present: Rob Mastel
 Pat Paul
 Longin Szafranski
 Bill Bondy
 George Lund
 Laura Giroux
 Kristy MacLean, KDM Management Inc.
Regrets: Dennis Jacobs

	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 additions 6.3 Winter Potluck and 6.4 Unit 135 Leak Moved: Pat Second: Longin Carried
3.0	Approval of Previous Minutes
	Motion: To approve the September 18, 2024 Board Meeting minutes as presented. Moved: Laura Second: Longin Carried
4.0	Reports
	4.1 Financials We reviewed the September financials. Motion: To accept the financials as information only. Moved: George Second: Pat Carried 4.2 Arrears It has been confirmed that Unit 135 is in foreclosure from the bank and will be listed soon. We will be paid when the unit sells. There are still 10 units owing amounts for the special levy. Notices have been sent that caveats will be placed if payment is not made.
5.0	Business Arising from Previous Minutes
	5.1 General Maintenance The elevator parts we have been waiting for have arrived, but a date hasn't been set for work to be completed. Kristy will follow up with Schindler. 5.2 Common Carpet Replacement The walk through hasn't been completed yet. We hope it will be done in the next couple of weeks. 5.3 Water Loss – Unit 133 The restoration company continues to work with the owner to address deficiencies.

	<p>5.4 Water Loss Unit 215 Work is ongoing and almost complete.</p> <p>5.5 Handyman Kristy provided two quotes for potential maintenance companies to replace Tailormade. We reviewed the quotes. Kristy has had positive experience with Bug and Bear Handyman Services and they recently did some balcony repair work for us. Motion: To give notice of contract termination to Tailormade and engage Bug and Bear Handyman Service to provide 8 hours per week at a rate of \$400+GST. Moved: Rob Second: Bill Carried</p> <p>5.6 Fire Panel/Emergency Lighting Repairs We haven't been notified that the work has been completed, but the panel is no longer beeping.</p> <p>5.7 Chandelier in Lobby The new chandelier has been ordered and we are waiting for it to arrive. It was suggested that we attempt to sell the existing one after it is removed.</p> <p>5.8 Carpet Cleaning The carpet cleaning has been booked for October 29 and 30. Notices will be posted soon.</p> <p>5.9 Fibre Optics Kristy provided some photos and samples of what she has seen installed in other buildings. We discussed our concerns about the look, how well the installation might last, the lack of requests from residents for this service, and the potential for new technology in the next few years that might provide other options. Motion: To decline installation of Telus Fibre Optics at this time. Moved: Rob Second: Pat Carried</p> <p>5.10 Unit 419 The unit owner was asked their tenants about the fans and was informed that the fans were dehumidifiers or air conditioning. They have since been removed. We will continue to monitor this unit.</p> <p>5.11 Parkade Door Spring Winders put up some reflectors to make the steel lintel more visible. They also did some door maintenance, and everything seems to be working well. They have the new bottom panel and we expect it to be replaced soon.</p> <p>5.12 Gas & Power Rates We were able to defer the end of our power contract until our gas ends in December. We reviewed the quotes we have received so far. We are still waiting on a quote from Encor by Epcor and will make our decision then.</p>
6.0	New Business
	<p>6.1 Break in There was a recent break where a contractor code was used at the front door. There was some theft from vehicles. The code has been changed and fobs deleted to prevent further access.</p> <p>6.2 Pest Control</p>

	<p>We need to replace our outside bait boxes. Abell provided a quote for 18 new boxes at a cost of \$666.00.</p> <p>6.3 Winter Potluck Pat proposed we do a winter potluck again. It has been set for Tuesday, January 14, 2025.</p> <p>6.4 Unit 135 Leak The sink overflowed again. The unit is vacant and it appears that it hasn't been checked properly. On Side Restoration responded and have capped the plumbing until there is a new resident. Once we have a quote for costs, they will be charged back to the unit.</p>
7.0	Resident Correspondence/Email
	No correspondence to report.
8.0	Next Meeting Date
	Wednesday, November 20 at 7:00 pm
9.0	Adjournment
	Motion that the meeting be adjourned. 7:36 pm

Prepared by Laura Giroux