

CENTRE POINTE

Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

H.C.C.C. #181

26 MAY 2008

Attendees: Dianna Cann, President,
Patrick Sullivan, Vice-President
Larry Collins, Treasurer
Pearl MacAulay, Secretary
Dan Galletti, Merit Property and Project Management Ltd

Regrets: Patrick Babin, Member at Large

Topics Discussed:

- Operating Budget review by the Treasurer. He stated that there was an unfavorable variance of \$7,048.00.
 - Repair and Maintenance is high, \$6,266.00, from January to April.
 - There was a favorable variance of \$9,000.00 on the water bill. This is due to the re-adjustment of the Water Commissions mistake and will balance out.
 - The Landscaping Budget to start with in April contains \$812.50.
 - Snow removal is over budget due to the excessive snow fall. Over 400 CM of snow fell and our flat rate amount is 200CM.
 - Current outstanding amount of the loan is approximately \$6000.00
- A listing of who is on duty and duties required for superintendents per shift is available to the Board for reference in the 3600 John Parr office
- Discussed updated list of owners and renters to ensure we have updated information on file.
- Roof Inspection report discussion, as not all members of the Board received the full report, will be sent and fully reviewed by all members of the Board.
 - The net of the report is that both the 3600 & 3500 roofs be replaced.
- Discussion then followed pertaining to the best ways to fund the project as the Reserve Fund does not have funds to cover it. Discussed options on approaching owners; whether to go special assessment or loan.
- Further discussion on the materials to be used on the roofs and the problem involved. Discussion followed regarding credentials of the roofing inspection and that companies will follow what they quote based on the Scope of Work document provided by the Roofing inspector.

- Discussion on how to get more quotes, as soon as possible.
 - Action: Merit to provide the Board with a copy of Harvey credentials. Merit
 - Action: Merit to contact Corporate Console on notification, for Board procedure on loan, special assessment, overall procedures (By-Laws / Declaration), etc.

- Maintenance & Repairs
 - Received a quote from Grey Top for \$612.00 for wooden base boards/stairwell caps instead of the carpet boarder
 - Review of the contract for Grey Top in regards to painting, etc. and quotes covered under their job.
 - The board discussed cleaning of paint marks in the stairwell.

- Letters of Complaint – Board review several letters for noise issues, other unit owner complaints but in general nature of Condominium living situations. Letters to be responded to by Merit with Boards response.
- Discussed landscaping in the front of the building that should be carried out, as well as recommendation of replacing the front “pavement” flower bed retainer to a higher cement replacement in order for a proper amount of soil to be in the flower bed.
- The next meeting will be on June 5, 2008.