

CENTRE POINTE

BOARD OF DIRECTOR'S MEETING MINUTES

H.C.C.C. #181

8 APRIL 2008

Attendees: Dianna Cann, President
Larry Collins, Treasurer
Pearl MacAulay, Secretary
Pat Babin, Member at Large
Dan Galletti, Merit Property and Project Management Ltd.

Regrets: Patrick Sullivan, Vice-President

Topics Discussed:

- Water overbilling was due to a misreading of water meter by HRM. Water bill variance – There is a \$20,000 total credit owing from the January bill. HRM – has credited \$9,000 into #181 Condominium Corporation. We should see the rest in the March bill.
- There are some variances from the reserve fund budget amounts.
 - The reserve fund budget allowed for an annual \$30,000 repayment of the siding loan when in fact the total amount paid was \$39,000. That produced a shortfall of \$9,000.
 - In addition the opening balance was projected at \$10,000 and when the numbers came in was shown to be minus \$5,000 for a shortfall of \$15,000.
 - We also incurred a \$10,000 expense for backflow preventors. There was approximately \$20,000 in expense not recorded in the budget.
 - The projected shortfall at the end of 2008 is \$55,000. Condo fees were expected to drop based on budget numbers and it is expected that the shortfall will be absorbed.
- Snow Removal - The Board agreed Edmonds Brothers is doing a good job in snow removal. The contract/bill was discussed. The snowfall this year approached record levels and will result in a negative variance for this expense item.
- New Gym Exercise Bike - purchase a new bike for the gym has been approved.

Halifax County Condominium Cooperation 181

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Property Management Report

- Following up on the damage caused by ice damning to the 3600 roof, Harvey & Associates would conduct a roof inspection and roof report for the amount of \$1,678.05 for both of the roofs. It was agreed by the Board that the inspection was worthwhile. Having the inspection completed would help the Board to make decisions about what work will be carried out on the roof and possible timeline changes.
- Corridor Lights – Additional investigation due to some hallways still being dim. Approx cost for new lights for all the corridors will be about \$4000.
- Membership concerns – dogs barking. A letter will be sent out to review the HCCC 181 By-Law on this topic.
- The cleanliness of the buildings was discussed. It was agreed it is not up to the standard the Board would like. Property Manager feels the staff Duty Schedule will help in this regard.
- We have all of our quotes in for this year's landscaping: There are four quotes:
 - AW Dean \$9,009.80;
 - Changing Seasons \$6088;
 - Edmonds \$6,800;
 - Landworks \$5,200.
 - The Contracts go from April to November. Changing Seasons have been doing the landscaping in the past. The Board will defer the final decision until the next meeting.
- Condo Fees – Some of the membership are currently going through the legal process for collection.
- Security Camera Discussion – Due to some pet issues not complying with the HCCC 181 By-Laws, front lobby current camera placement and other membership concerns, the Board is considering expanding the current security camera system in place.