



Halifax County Condominium Corporation No.181

[www.hccc181.com](http://www.hccc181.com)

## BOARD OF DIRECTOR'S MEETING MINUTES

June 1, 2009

**Attendees:** Pat Babin, President  
Natasha Lymburner, Treasurer  
Julia Grady, Secretary  
Patrick Sullivan, Vice President  
Jamie Hubbs, Member at Large

### I. Call meeting to order

Meeting called to order by Pat Babin, President, at 6:45 on June 1, 2009 at 3600 John Parr Drive, Halifax, NS.

### II. Approval of Minutes

Minutes of April 28 will be approved at a future meeting.

### III. Approval of the Agenda

Motion to approve the agenda by Julia. Seconded by Patrick Sullivan.

### IV. New Business

#### i. Resignation of Merit Property Management

Jamie will draft a letter of response for the letter received by Merit Property Management on May 27, 2009. Patrick will draft a letter to Dan of Merit detailing the outstanding issues that are awaiting action, and outlining projects that are expected to be completed during the duration of the management contract.

The board will arrange a meeting with Pat Cassidy (lawyer to the corporation) to discuss the process of ending the existing management company, entering into a new contract, and existing employment relationships.

We will also ask Pat Cassidy for recommendations for management companies, and Patrick will research additional management companies. The board commits to selecting a new management company by July 15, 2009.

#### ii. Townhouse Doors

Motion to approve order of townhouse doors by Jamie. Seconded by Pat Babin. Pat Babin will forward the approval to Dan, who will be expected to place this order with Metro Windows and Doors.

#### iii. By-Law Infractions and Enforcement

General discussion of how the board should proceed with issues of by-law infractions.

#### iv. AGM Preparation

We will be communicating with owners and asking them for approval to move this year's AGM to a proposed date of September due to the resignation of the management company and other ongoing projects. The board is committed to making the best choice possible for a new management company, which will require a large time commitment.

**v. Committee Updates**

The social committee will continue to meet regarding planned summer events (yard sale and BBQ). The Bike Rack committee will continue to meet and discuss options regarding this proposed project.

**vi. Landscaping Contracts**

The contract is dated April 1, 2009, however the contract did not actually begin until sometime in May. Pat will contact Dan about correcting this and insuring that the date is changed, and payment schedule is amended. Also, the board has requested clarification about the provision of plant material.

**vii. Owner Concerns**

Owner communication regarding concerns about the noise from the dog park and conflicts between dog owners. The board will request a meeting with the board of HCCC #170.

There continue to be issues with the recycling bin. Julia will contact HRM Waste Management about the reasons why our recycling is not being collected and how we can best resolve this issue.

**viii. Board Night**

The next Board Night will be held on Wednesday, June 17, 2009.

**IV. Adjournment**

Motion to adjourn by Patrick Babin. Seconded by Jamie. Motion carried.

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Signature of Board Member

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Date

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Signature of Board Member

\_\_\_\_\_  
Date