



Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

June 25, 2009

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

Regrets: Natasha Lymburner

I. Call meeting to order

Meeting called to order by Pat Babin, President, at 6:10 on June 25, 2009 at 3600 John Parr Drive, Halifax, NS.

II. Approval of the Minutes

Motion to approve April 28 minutes by Jamie. Seconded by Patrick Sullivan.

Motion to approve June 1 minutes by Jamie. Seconded by Pat B.

Motion to approve June 9 minutes by Jamie. Seconded by Patrick Sullivan.

III. New Business

i. Parking Lot Engineering Study

We have received a letter from Dan Galletti, as agent for HCCC #170 indicating that they intend to proceed with the parking lot engineering study and will expect HCCC #181 to pay our portion, which is 55%. As indicated in the minutes of April 28, the board has selected to make a decision on this matter later in the summer, after our new management company has taken over.

ii. Elevator

Quote has been received for the repair of the elevator. The closing detection system needs to be updated to a digital mechanism. This has been approved by the board and the work will proceed as soon as possible. Patrick will communicate this to Dan.

iii. Owner Concerns

The board discussed several concerns received by owners, and took action as appropriate.

iv. Property Management

The board is in the process of meeting with and requesting proposals from several property management companies. This process will continue in the coming weeks, and owners will be notified as we enter further into discussions.

v. Merit Management

The Board discussed the list of outstanding items that was presented to Dan Galletti on June 9 (at which point the board and Dan agreed to specific dates by which items would be addressed). To date, the board has received no information from Dan regarding any of the outstanding items. We will be drafting a formal letter to Merit Management regarding the lack of action on these items.

vi. Board Night

The next board night will be held on July 15, 2009 in the office at 3600.

IV. Adjournment

Motion to adjourn by Julia. Seconded by Jamie. Motion carried.

Signature of Board Member

Date

Signature of Board Member

Date