



Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

October 26, 2009

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

I. Call meeting to order

Meeting called to order by Patrick Sullivan at 6:35 at 3600 John Parr Drive, Halifax, NS.

II. New Business

i. Upcoming Board Nights

November 18, 2009 6:30-8:00

December 16, 2009 6:30-8:00

Julia will make and post signs (including an explanation for new owners).

ii. Building Updates

The townhouse door project is complete and the board is extremely satisfied. This project has come in under budget.

The parking lot resurfacing project is well underway and is expected to be completed in early November. Those who park in and on the garage will be permitted to return upon the completion of this project. The concrete will need to be sealed, which will require cars to be moved for one day.

iii. Reserve Fund Items

The board members have discussed a number of reserve fund items that we wish to have completed by the end of the year. These items include:

- maintenance and repair of various areas in the parking lot
- replacement of the storefront doors in 3600
- replacement of the 3600 entry system (intercom),
- replacement of the garage door
- replacement of interior parking garage lighting

iv. Budget

We do not foresee a condo fee increase for the 2010 budget. We expect the operating amount and maintenance amount to be similar to last year.

v. Superintendent/Staffing Issues

The board continues to discuss issues surrounding superintendent duties.

vi. Standard Operating Procedures

Natasha and Pat B. will have a meeting to begin this discussion independently, and will report on their progress at an upcoming meeting.

IV. Adjournment

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

Signature of Board Member

Date

Signature of Board Member

Date