



Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

April 28, 2009

Attendees: Pat Babin, President
Natasha Lymburner, Treasurer
Julia Grady, Secretary
Patrick Sullivan, Vice President
Jamie Hubbs, Member at Large
Dan Galletti, Merit Property Management

I. Call meeting to order

Meeting called to order by Pat Babin, President, at 6:15 on April 28, 2009 at 3600 John Parr Drive, Halifax, NS.

II. Approval of Minutes

Motion by Julia to approve the April 22 Meeting Minutes. Seconded by Patrick Sullivan.

Motion by Julia to approve the April 27 Meeting Minutes. Seconded by Pat Babin.

III. Approval of the Agenda

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

IV. New Business

i. Supervision of Superintendent Staff

The board expressed concern that the superintendents are not completing all of the tasks specified in the contracts. Angela has signed her contact

ii. Landscaping & Snow Removal

We will contract Parkland for landscaping. Dan will identify the line between HCCC #181 and HCCC #170, as they have a different contractor. Dan will put the Decorating/Landscaping Committee in touch with Parkland to make further decisions regarding the planters.

iii. Townhouse Doors

Quotes have been received from four companies. A meeting will be held with Townhouse owners on Thursday, May 7. A vote will be held concerning door styles and an order will be placed by mid-May.

iv. Repair/Replacement specific patio doors

Specific patio doors that have been leaking, etc are going to be repaired/replaced as necessary.

v. Pest Control

Pest control company has been into the townhouses to deal with the mouse problems reported by several owners.

vi. Reserve Fund Study Update

The board requests that Dan communicate to Jacques-Whitford that we will be requesting a new reserve fund study in the summer, when we have completed other reserve fund study items such as the townhouse doors and parking garage.

Dan will be getting quotes from companies for the parking garage project, using the existing engineer reports. We expect quotes in mid-May.

Parking Lot engineering study has been requested by HCCC #170 to determine whether there are potential safety issues with the parking lot in its present state. The engineering study would include drilling core samples to check for potential problems beneath the paving. The parking lot repaving is a reserve fund item scheduled for 2025, but the board is aware that this will likely need to be done far in advance of this date. The board will make a decision on this at a later date.

vii. Painting touch-ups

The painters have not completed this properly, and there is an inspection scheduled for next week. They will not be paid until this is done to our satisfaction.

viii. Security Camera

Our existing PVR is good for four cameras. We have received a quote for three cameras (one at each end of 3600, as well as outside the main entrance. Dan will forward the quote to the board and a decision will be made at a later date.

ix. Retaining Walls on Robie Street

These retaining walls need to be repointed. A quote has been obtained from Bill Clayton Stone Walls to complete the necessary work, our portion of the work is approximately \$5625. The board will make a decision on this at a later date, and Dan will include this in the project plan that he will provide to the board for the balance of 2009.

x. Roof Update

Some shingles have blown off in recent wind storms. The roofing inspector believes that this is a bad batch of shingles and they are being replaced. Manufacturer representative has been here to inspect the roofing job and to confirm the manufacturer's warrantee.

IV. Adjournment

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

Signature of Board Member

Date

Signature of Board Member

Date