



Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

March 4, 2010

Attendees: Patrick Sullivan, President
Julia Grady, Secretary
Natasha Lymburner, Treasurer
Jamie Hubbs, Member at large
Tony Hall, Podium Properties
Sharon Gutnick, Podium Properties

Regrets: Pat Babin

I. Call meeting to order

Meeting called to order by Patrick Sullivan, President, at 6:40 at 3600 John Parr Drive, Halifax, NS.

II. Approval of the Minutes

Motion to approve January 28, 2010 minutes by Jamie. Seconded by Patrick.

III. New Business

i. Project Updates

- Copies of the building plans have been acquired and will be put in PDF format and made available on the website
- Keyless entry system is going smoothly and positive response has been received
- Gym will be painted, as touch up work is needed and we are unsure about the last time it was painted.
- To enhance the new entryway, new building signage will be ordered indicating corporation name, management company, etc.
- We have received a quote from PNL Communications of \$4410 + HST for the installation of five security cameras throughout 3600 John Parr Drive. An additional \$1400 for the installation of two cameras for the parking lot outside of the townhouses and the ability to view the cameras from the townhouse television.
 - Motion to obtain another quote and to then proceed with scheduling as appropriate with the less expensive quote by Patrick Sullivan. Second by Jamie. Motion carried.
- 3600 Office upgrades are proceeding as planned. The office has been painted, newly carpeted, new desk and filing cabinets have been purchased.

ii. Reserve Fund Study

- The new reserve fund study is underway and proceeding as planned, based on a \$90 000 annual contribution to the reserve fund.

iii. Property Survey

- Motion to approve a survey of the property to clarify property lines by Patrick Sullivan. Seconded by Pat Babin. Motion carried.

iv. Communications from Owners

- The board reviewed communications received from owners and responded as appropriate.

v. Home Renovation Tax Credit

- Positive response has been received by the membership.

vi. Superintendent

- Motion by Julia to pay Patrick Sullivan for time spent distributing the key FOBS. Seconded by Jamie. Motion carried. Patrick to provide invoice.

vii. Management Update from Podium Properties

- Tony and Sharon updated the board on various communications from owners, on-going projects and general maintenance.

viii. Financial Report

- 2009 files are at the auditor and we expected to have received the audited financial statements by mid-April.

ix. Gym

- The gym will be will be open from 6:00am and 10:00pm for the time being and will vary based on feedback received from the membership.

IV. Adjournment

Motion to adjourn by Patrick Sullivan. Seconded by Pat Babin. Motion carried.

Signature of Board Member

Date

Signature of Board Member

Date