



Halifax County Condominium Corporation No.181
www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

October 4, 2010

Attendees: Patrick Sullivan, President
Natasha Lymburner, Treasurer
Julia Grady, Secretary
Pearl MacAulay, Director
Tony Hall, Podium Properties
Sharon Gutnik, Podium Properties

Regrets: Pat Babin

I. Call meeting to order

Meeting called to order by Patrick Sullivan at 6:20 at 3600 John Parr Drive, on October 4, 2010.

II. Approval of the Minutes

Motion to approve June 14, 2010 minutes by Patrick. Seconded by Natasha.

III. New Business

i. Decision of Positions of the Board of Directors

Positions are as follows: Patrick Sullivan, President; Pat Babin, Vice-President; Natasha Lymburner, Treasurer; Julia Grady, Secretary; Pearl MacAuley, Director at Large.

ii. Banking

The new board of directors will be listed on the bank account and as signing authorities on the bank accounts.

iii. Communication from Owners

Review of various requests and communications, including a request for renovations, which was approved.

iv. Building Updates

Update on building and projects provided by Tony Hall, Podium Properties.

- Townhouse patio doors on the front of the building were installed in August. This was a successful project and has dramatically improved the look of the front of the townhouses.
- Hurricane Earl resulted in damage in several areas of the townhouses, including some the loss of some siding and a chimney cap. During the repairs, another area in need of repair was discovered. All repairs will be completed within the next few days.

- There have been ongoing issues with water dripping down into the parking garage through the concrete. A drainage system has been put place to prevent the water from dripping onto car rooftops.
- Wet and dry sprinkler systems have recently been inspected. Inspection was completed by Atlantic Automatic Sprinklers. A leak was found in the dry system and subsequently repaired. The cost of the inspection was less than budgeted.
- Repainting of the lines in the parking lot was completed in July.
- Garbage area reconstruction is underway. For the winter the we will have the bins exposed, but HRM will provide large covered bins to suit our needs.
- Outdoor lights on all balconies (3600 & townhouses) will be replaced the Fall.
- Retaining wall and landscaping near the parking garage has been completed.
- Pressure-washing of the decks and repainting is underway, and will be completed as weather allows.
- Corporation owned unit has been cleaned and repainted.
- Outstanding issues: site survey, and metal flashing on the exterior of the townhouses.

v. Contracts

- Quotes are being obtained from a variety of snow removal companies, including Edmonds and Changing Seasons.
- Chimney cleaning has been completed by Metropolitan Waterproofing for the past number of years. A new quote was obtained from Heritage Hearth, but was almost double what we are currently paying, and therefore we have decided to remain with Metropolitan.
- The elevator contract is being transitioned from Kone to Otis.

vi. Superintendent

- Numerous people have been interviewed for the position, but there have been no successful applicants. Within the next several weeks a new rounds of interviews will take place and the Board will be updated.

vii. Reserve Fund Study

The reserve fund study has been updated and is posted to the website. Reserve fund projects that have already taken place or will be completed in the near future are: townhouse patio doors, deck painting/cleaning, exterior light fixtures, etc

IV. Financial Statements

There is a strong bank balance for both the operating and reserve fund. As of August 31, 2010, when comparing our budget to our actual budget, there is 35% of the budget left. This puts as well in the range to be at or under the budget for the year.

V. Adjournment

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

Signature of Board Member

Date

Signature of Board Member

Date