

**Minutes of the Board**  
**Condominium Corporation 0221097**  
**The Edge at Blackburne**

**Held:** Thursday, December 10, 2020 via Microsoft Teams  
**Present:** Gary Cormick, Joanna Rowan, Brian Lakusta, Brittany Rolston, David Trofimuk, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.

**Call to Order**

Paul McMorrow called the meeting to order at 7:05 pm.

**Board Positions**

After some discussion and a vote, the following positions were assigned:

Gary Cormick – President  
Brittany Rolston – Vice President  
Joanna Rowan – Treasurer

Brittany Rolston will be added as a signing authority and registered with Cliff's Towing.

**Approval of Agenda**

No Changes

**Minutes of the Last Meeting**

Joanna Rowan moved to accept the minutes of October 15, 2020. Seconded by Sydney Bober

**Financial Report**

The financial statements were reviewed for October 2020. Gary Cormick moved to accept the financial statements as presented, seconded by Maximiliano Pulunto. Carried

**Business Arising from the Minutes**

- a. **Code of Ethics** – Any Board Members who have not signed and submitted the form should do so as soon as possible.
- b. **Bird House** – Has been removed.
- c. **Chimney** has arranged for the contractor to repair in January, the Board granted an extension to allow the work to take place. was determined to not be a new issue and rather dates back to 2004, given this information the Board will no longer seek a permit from the owner.

**New Business**

**#3 Eave** – The Board reviewed a quote to repair the eave, the Board asked Paul to obtain two additional quotes.

**AGM Follow up**

- Decks – The Board will review in March 2021.
- Retaining Wall – The Board will review in February 2021.

- Driveways – Paul to provide the Board with the invoice from the work completed this summer along with the minutes were the recap of the driveway work was detailed. The Board will review in the spring and obtain quotes on the balance of the work needed.
- Bylaws – Paul to send out the proposed bylaws to all owners to vote on, the bylaws have been reviewed by a lawyer.

### **Next Meeting**

The next meeting will be Thursday January 7, 2021 at 7:00pm via Microsoft Teams, the Board plans to meet on the first Thursday of each month unless there is no business before the Board.

### **Adjournment**

The meeting was adjourned at 8:12pm.