

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, February 4, 2021 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

Gary Cormick called the meeting to order at 7:07 pm.

Approval of Agenda

Brian Lakusta moved to accept the agenda as circulated, David Trofimuk seconded.
Carried.

Minutes of the Last Meeting

Gary Cormick asked that the minutes be amended to clarify two lights were purchased not two styles of lights. Joanna Rowan moved to accept the minutes of January 7, 2021 as amended. Seconded by Brittany Rolston. Carried.

Financial Report

Joanna Rowan moved to accept the December financial statements. Seconded by Brittany Rolston. Carried.

Joanna Rowan moved to reverse the last four transfers from the operating account to the reserve fund account to allow for the insurance invoice to be paid. Seconded by Sydney Bober, all in favour. Carried.

Business Arising from the Minutes

- a. **Siding** - Completed
- b. **Eave** – Completed
- c. **AGM Follow up**

Decks – The Board will review in March 2021.

Retaining Wall – Paul will arrange for three contractors to meet with Gary and Brittany to review the retaining wall and submit bids.

Driveways – Tabled until Spring.

Bylaws – The Board discussed the proposed bylaws at length, the Board agreed that more changes are need and they will continue to review via email. The changes that were approved were: 4.01 Violation of Bylaws was approved but not schedule A. 6.01 (b) (C) was approved. Schedule C was also approved by board with the exception of paragraphs 9 & 10 which is to be rewritten by Brian and reviewed board at March meeting.

- d. **Security/Lighting** – The Board discussed adding additional lighting and sensor lights at the patio doors for added security, the Board has elected to leave this up to each unit to install if they so choose at their own cost. Paul to circulate a notice

advising owners and recommend some light bulbs the Board has tested that will work in the existing light fixture.

New Business

Fence – The fence was temporary repaired, quotes will be obtained in the spring for replacement, the Board will work with the neighbour on cost sharing the replacement.

Roofing – Paul to set up a roof inspection once a year, Dwight's Roofing will be scheduled in the springtime.

Next Meeting

The next meeting will be Thursday March 4, 2021 at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:45pm.