

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, January 7, 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 7:10 pm.

Approval of Agenda

Brittany Rolston moved to accept the agenda as circulated, David Trofimuk seconded. Carried.

Minutes of the Last Meeting

Joanna Rowan asked that the minutes be amended to reflect her legal name. Brian Lakusta moved to accept the minutes of December 10, 2020 as amended. Seconded by David Trofimuk. Carried.

Financial Report

The financial statements were not reviewed as Joanna Rowan stated she did not receive them. Paul McMorrow will send the November statements to all Board Members.

Business Arising from the Minutes

- a. **Code of Ethics** – All Board Members have signed and submitted the form.
- b. **Siding** has arranged for the contractor to repair in January.
- c. **Eave** – The Board approved a quote for Reid’s roofing to repair via email.
- d. **AGM Follow up**
 - Decks – The Board will review in March 2021.
 - Retaining Wall – The Board will review in February 2021.
 - Driveways – Paul has provided the Board with the invoice from the work completed this summer. The Board will review in the spring and obtain quotes on the balance of the work needed.
 - Bylaws – The Board discussed the proposed bylaws, the Board agreed that a few changes need to be made before sending to owners to vote on. Sydney will revise the insurance and water sections to reflect the changes she recommended. Gary will delete the smoking revision and will rewrite the pet bylaw and ensure the fines for bylaw violations match. The Board will review the bylaws at the next meeting.

New Business

Security/Lighting – The Board discussed adding additional lighting and sensor lights at the patio doors for added security. Gary has purchased two light bulbs and will test them in the existing light fixture to see if they work, Joanna will buy another option to test. If an

alteration for the existing fixtures cannot be found the Board will seek quotes on replacing with sensor lights.

■ – A complaint of dog feces not being picked up was received, Paul to send a letter reminding the owner to cleanup dog feces and the responsibility of having a pet within the condominium.

Next Meeting

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

Adjournment

The meeting was adjourned at 8:15pm.