

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, March 4, 2021 via Microsoft Teams
Present: Gary Cormick, Joanna Rowan, Brian Lakusta, Brittany Rolston, David Trofimuk, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.
Absent: Sydney Bober

Call to Order

Gary Cormick called the meeting to order at 7:01 pm.

Approval of Agenda

Brian Lakusta moved to accept the agenda as circulated, Joanna Rowan seconded. Carried.

Minutes of the Last Meeting

Gary Cormick asked that the minutes be amended. The changes noted were the previous minutes should be January 7, 2021 not December 10, 2021. For the bylaw discussion the 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. Joanna Rowan moved to accept the minutes of February 4, 2021 as amended. Seconded by Brittany Rolston. Carried.

Financial Report

Joanna Rowan moved to accept the January 2021 financial statements, Seconded by Brittany Rolston. Carried.

Business Arising from the Minutes

AGM Follow up

Decks – The Board will review all decks at the walk-about that will take place in May 2021.

Retaining Wall – Brittany is in the process of reviewing the retaining walls and will provide her findings prior to quotes being obtained on repairs or replacement.

Driveways – Tabled until April meeting.

Bylaws – The Board approved the changes to the pet agreement form and also approved 2.10.

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

New Business

Eave Leak – Was repaired.

Downspout - Was repaired.

Water Drainage/Pooling – The Board discussed the pooling and some options on how to avoid pooling, by a vote of 4-2 the Board elected to monitor the situation for now and take no action.

Reserve Fund Study – Paul to obtain quotes on a new study.

Lights around Garbage – The Board will review to see if more lights are needed and can be added.

Next Meeting

The next meeting will be Thursday April 1, 2021 at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:22pm.