

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, December 2, 2021, via Microsoft Teams
Present: Gary Cormick, Brian Lakusta, David Trofimuk, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.
Absent: Joanna Rowan

Call to Order

Gary Cormick called the meeting to order at 7:00 pm.

Approval of Agenda

Brian Lakusta moved to accept the agenda with the addition of visitor parking. David Trofimuk seconded. Carried.

Minutes of the Last Meeting

Sydney Bober moved to accept the minutes of November 4, 2021, as circulated. Seconded by Maximiliano Pulunto. Carried.

Financial Report

David Trofimuk moved to accept the October 2021 financial statements, seconded by Gary Cormick. Carried.

Business Arising from the Minutes

Bylaws –Paul provided the Board with an update, currently only one vote is needed to pass the changes.

Reserve Fund Study – Gary Cormick moved to accept the draft as presented, seconded by Brian Lakusta, all present in favour. Carried. Paul to have the report finalized.

Unit 15 Driveway/Garage –Abe’s Door Service to install a new weather strip package for garage door.

Unit 26 – Paul awaiting confirmation from Dwight’s that that the repair was completed.

New Business

Unit 11 – Concerns related to snow removal and roadway were reviewed, the owner reported their vehicle is getting stuck when trying to access their driveway. The Board will monitor the area and ensure the roadway is cleared regularly.

Visitor Parking – After some discussion David Trofimuk moved to increase visitor parking to 24 hours, Brian Lakusta seconded, 2 in favour, 3 against, Motion failed.

Next Meeting

The next meeting will be Thursday January 6, 2022, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 7:55pm.