

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

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

Call to Order

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

Approval of Agenda

Joanna Rowan moved to accept the agenda with the addition of the #7 Window. Brian Lakusta seconded. Carried.

Minutes of the Last Meeting

David Trofimuk moved to accept the minutes of October 4, 2021, as circulated. Seconded by Maximiliano Pulunto. Carried.

Financial Report

David Trofimuk moved to accept the September 2021 financial statements, seconded by Joanna Rowan. Carried.

Business Arising from the Minutes

Bylaws –Paul provided the Board with an update, currently three more votes are needed to pass the changes. Brian and Gary will follow up with units 11, 26, and 28. Paul will follow up with units 4, 9, and 15.

Reserve Fund Study –The Board has reviewed the draft and would like clarification on the expected life of the decks, pending that response the Board will approve the draft.

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

Sod damages – A reminder will be sent out in the spring for owners to correct any damaged sod.

Tracking – Paul will continue to add all relevant items.

Moles – Completed.

Unit 26 –Dwight’s roofing will repair. Paul to follow up to ensure they inspect two other units with possible similar issue.

#7 Windows – The Board approved a quote from Sunnyside to replace the two windows for unit 7 as noted on the inspection.

New Business

Insurance – Paul provided a recap on the insurance renewal; the Board will reflect the increase to premiums in the next budget.

Newsletter – Brain will finalize and deliver to all units; he will email Paul a copy to email to all offsite owners.

Parking – Paul to follow up with the visitor of unit 4 who rotates between visitor parking and the driveway.

Signage - Paul to request the sign at unit 26 be removed.

Next Meeting

The next meeting will be Thursday December 2, 2021, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:05pm.