

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, January 13, 2022, via Microsoft Teams (Previously scheduled for January 6,2022)
Present: Gary Cormick, Brian Lakusta, David Trofimuk, Joanna Rowan, Sydney Bober, and Maximiliano Pulunto. (Directors), Paul McMorrow from Helm Property Management.

Call to Order

██████████ called the meeting to order at 7:05 pm.

Approval of Agenda

██████████ moved to accept the agenda with the addition of visitor parking. ██████████
██████████ seconded. Carried.

Minutes of the Last Meeting

██████████ moved to accept the minutes of December 2, 2021, as circulated. Seconded by ██████████ Carried.

Financial Report

██████████ moved to accept the November 2021 financial statements, seconded by ██████████ Carried.

Business Arising from the Minutes

Bylaws – The proposed bylaws have now passed, Paul to have the bylaws registered and notify all owners once completed.

Reserve Fund Study –Paul to send the finalized report to all owners once received.

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

Unit 26 –Dwight’s will complete the repair in the next few weeks. They will also check units 1 and 2 and report if there is any issues.

New Business

Frozen Lines – The Board reviewed the invoice to unfreeze the lines, the Board would like clarification of the invoice, Paul to request more details and a possible reduction.

Snow Removal – The roadway will be cleared on January 19th, 2022. The Board will continue to monitor for any additional clearing or sanding required.

Window Leak – The Board reviewed a request from an owner regarding a leaking window, the Board would like Paul to notify the owner that this is an owner’s responsibility as per bylaw 2.01a8a.

AGM - The Annual General Meeting will be held on February 10, 2022, at 7:00pm via Microsoft Teams.

Budget – The Board reviewed the draft budget, after discussion [REDACTED] moved to increase condominium fees by 11% effective March 1, 2022, [REDACTED] seconded, all present in favour. Carried.

Next Meeting

The next meeting will be the Annual General Meeting on February 10, 2022, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 7:58pm.