

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday July 7, 2022, via Microsoft Teams
Present: Gary Cormick, Brian Lakusta, Maximiliano Pulunto, David Trofimuk, Joanna Rowan, and Sydney Bober. (Directors), Paul McMorrow from Helm Property Management.

Call to Order

██████████ called the meeting to order at 7:01 pm.

Approval of Agenda

██████████ moved to accept the agenda as presented. ██████████ seconded. Carried.

Minutes of the Last Meeting

██████████ moved to accept the minutes of June 2, 2022, as circulated. Seconded by ██████████. Carried.

Financial Report

██████████ moved to accept the May 2022 financial statements, seconded by ██████████. Carried.

Business Arising from the Minutes

Unit 15 – The Board is awaiting a proposal from the engineering, once received Abris Construction will provide a quote for the recommend repair. The Board would like to set up a meeting with the owners to better understand the issue and discuss possible solutions.

Unit 28 Garage Door – Paul to contact owner to discuss repair as it has not been completed within the deadline.

Garbage Signage – Paul to have Russell install signage once it is ready.

Window Cleaning – The Board reviewed quotes and elected to proceed with Paneless.

Siding - The Board reviewed quotes and elected to proceed with Paneless.

Dryer Vent Cleaning – The Board reviewed quotes and elected to proceed with Acclaimed.

Walkabout – Items are being repaired.

Siding Units 5 &10 – Dwight’s Roofing will have a quote for the Board to review this coming week.

Roof Inspection – Dwight’s Roofing completed the inspection; they will have their findings along with a quote to the Board this coming week.

Pets – No Pet Agreement has been received from unit 4, Paul to follow up. Paul to also send a letter to the owner of unit 11 advising the bylaws.

Damaged Grass – Paul will obtain quotes on repairing damaged grass.

Rear Decks and Stairs – Paul advised provided a bid from Ladies Touch Painting and advised Darwin will be onsite this weekend to prepare his bid.

Front Lawns – ██████████ provided her research on artificial grass; the Board would like to obtain pricing on artificial grass. The Board would also like Canadian Tree Care to meet

with [REDACTED] regarding pruning trees within the complex. Paul to obtain pricing on weeding all non-grass areas.

New Business

Unit 22 AC Request – The Board reviewed and approved the request.

Request for repairs – The Board reviewed correspondence from an owner asking when repairs will take place. Paul to respond that the repairs are scheduled for this summer as the items were identified in the annual walkabout by the Board.

Voles – Paul to speak with Geo Pest about treatments.

Next Meeting

The next meeting will be Thursday September 1, 2022, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:30 pm.