

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday June 2, 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 with the additions of umbrellas and visitor parking. ██████████ seconded. Carried.

Minutes of the Last Meeting

██████████ moved to accept the minutes of May 5, 2022, as circulated. Seconded by ██████████ Carried.

Financial Report

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

Business Arising from the Minutes

Unit 15 –Paul and ██████████ met with Abris Construction and their engineer. The Board reviewed a proposal to have the engineer prepare a design and plans to obtain quotes to repair four driveways. ██████████ moved to accept the proposal as presented, seconded by ██████████, all in favour. Carried.

Unit 28 Garage Door – Helm Property Management to provide the owner with another letter requesting the garage door be repaired within 30 days.

Exterior Inspections –██████████ finalized the inspection checklist for the Board to review. The Board accepted the checklist as presented.

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

Window Cleaning - Paul to obtain quotes.

Siding - Paul to obtain quotes.

Dryer Vent Cleaning – Paul to obtain quotes.

Walkabout – Items are being repaired, Darwin to start in the fence work this month.

Siding Units 5 &10 – To be repaired.

Roof Inspection – After some discussion ██████████ moved to inspect the roof each year, seconded by ██████████, all in favour. Carried. Paul to ask Dwight’s Roofing to complete the inspection.

Pets – The Board is monitoring the issue of a roaming cat, the Board discussed issues with unit 11 dog and will continue to monitor, the Board has noted a cat at unit 4, Paul to send a Pet Agreement to be completed.

New Business

Damaged Grass – It has been noted some grass was damaged with the winter season, the Board will inspect.

Rear Decks and Stairs - Paul to obtain quotes on painting.

Front Lawns – Owners are reminded to maintain the front lawns. Joanna will research artificial grass and provide information to the board for review at the next meeting.

Lowering of manhole – Defer possible repair until next year.

#7 Car repair – After some discussion it was agreed that Helm Property Management would send a reminder that businesses are prohibited as per the bylaws and ask that cars not be run in the garage.

Next Meeting

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

Adjournment

The meeting was adjourned at 8:15 pm.