

**Minutes of the Board**  
**Condominium Corporation 0221097**  
**The Edge at Blackburne**

**Held:** Thursday May 5, 2022, via Microsoft Teams  
**Present:** Gary Cormick, Brian Lakusta, Maximiliano Pulunt, 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 April 7, 2022, as circulated. Seconded by ██████████ Carried.

**Financial Report**

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

Paul McMorrow explained how insurance is expensed and how the asset is reflected on the financial statements.

**Business Arising from the Minutes**

**Unit 26** –Dwight’s has completed the repair.

**Unit 15** –Paul and ██████████ will meet with Abris Construction who previously worked on the driveway and review.

**Unit 28 Garage Door** – Helm Property Management has provided the owner with a letter requesting the garage door be repaired, to date no repair has been completed, Paul to follow up with a hard deadline. In addition the satellite dish is to be removed from the backyard and the front door is to be repaired.

**Exterior Inspections** – The Board discussed, ██████████ moved to carry out inspections twice a year, the Board will complete an inspection in the spring and third party will complete an inspection in the fall, seconded by ██████████, all in favour. Carried. Gary will finalize the inspection checklist for the Board to review.

**Garbage Signage** – Paul is awaiting a proof and quote for the Board to review.

**Window Cleaning** - Paul is obtaining quotes.

**Dryer Vent Cleaning** – Paul is obtaining quotes.

**Walkabout** – The Board completed the annual spring walkabout, Paul to follow up with owners with letters noting items to be corrected, Paul will obtain quotes on common property items. The Board reviewed a quote from Darwin to repair decks and fence. ██████████

██████ moved to approve the quote with the addition of the missing work to unit 5, Seconded by ██████. All in favour, Carried.

**New Business**

**Unit 3** – Pet approval completed via email.

**Umbrella** – The Board discussed allowing unattached umbrellas or tents, the Board will allow for these between May 1<sup>st</sup> and September 30<sup>th</sup> annually.

**Visitor Parking** – The Board will continue to monitor as some violations have been noted and notices given.

**General Notice** – Paul to send a general notice reminding owners to repair grass and to keep grass in good shape.

**Next Meeting**

The next meeting will be Thursday June 2, 2022, at 7:00pm via Microsoft Teams.

**Adjournment**

The meeting was adjourned at 8:01 pm.