

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

**Held:** Thursday September 1, 2022, via Microsoft Teams  
**Present:** Gary Cormick, Brian Lakusta, Maximiliano Pulunto, David Trofimuk, Joanna Rowan, and Sydney Bober. (Directors), Paul McMorrow and Joel Helm from Helm Property Management.

**Call to Order**

██████████ called the meeting to order at 7:04 pm.

**Approval of Agenda**

██████████ moved to accept the agenda with the additions of #11 pet and #28 pet. ██████████ seconded. Carried.

**Minutes of the Last Meeting**

██████████ moved to accept the minutes of July 7, 2022, as circulated. Seconded by ██████████. Carried.

**Financial Report**

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

**Business Arising from the Minutes**

**Unit 15** – Several Board members along with Joel Helm and Paul McMorrow met with the owners of unit 15 and reviewed possible solutions. It was agreed that three items would be addressed before the winter.

1. Rebuild Retaining Wall
2. Install a rubber stopper at the garage door
3. Relocate the downspout away from the driveway.

The Board agreed with this plan, ██████████ will order the rubber stopper, Helm Property Management will make arrangements to have the retaining wall rebuilt and the downspout relocated.

**Unit 28 Garage Door** - Paul spoke with owner on August 30<sup>th</sup>, he advised he is meeting with contractors on September 2<sup>nd</sup> to obtain bids and is looking to have this door repaired in September.

**Garbage Signage** – Sign is being picked up and installed on Friday September 2<sup>nd</sup>.

**Cleaning**

Siding - Approved at July Meeting, deferred until Spring via email.

Windows - Approved at July Meeting, deferred until Spring via email.

Dryer Vents – Completed.

**Walkabout** – Russell has completed all the items he can. Parging quotes for the units noted with the addition of units 2 and 27 are being obtained. Painting quotes are being obtained for the green power boxes and gas pipes. Canadian Tree care is scheduled to grind stumps and prune as desired.

**Damaged/missing siding units 5 and 10.** - Dwight's Roofing advised the work will be completed within two weeks. (From August 29<sup>th</sup>)

**Roof Inspection** – Dwight's Roofing advised the work will be completed within two weeks. (From August 29<sup>th</sup>)

**Pets** - #4 says they do not have a cat. The Board will monitor the situation. It has been noted the unit has installed an unapproved camera on the exterior of the unit. Helm Property Management will send a letter notifying the unit that they must ask for permission, or the camera will have to be removed.

**Damaged Grass** – The Board reviewed quotes and elected to have Pro-Lawn repair the lawns, the Board will complete a walkabout and determine which lawns will be repaired.

**Painting of Rear Decks and Stairs** – Awarded to Darwin via email, work has commenced.

**Front Lawns** – The Board reviewed the cost for weeding: StingRay \$68/h, Pro-Lawn - \$55/h, the Board will review with any weeding is required, if so, they will have Pro-Lawn complete the work required.

**Voles** – No bait is available; trapping is only option.

**Drop Box** – The Board would like any letters sent to owners uploaded to drop box moving forward, any contracts signed, or pet agreements should also be uploaded. Gary will be given the ability to edit.

### **New Business**

**Fence Painting** – Darwin approved via email, cost sharing with neighbour. Job is completed.

**Solar** – The Board discussed the possibility of installing solar, the Board will investigate installing solar streetlights.

**#11 Pet** – It has been observed that the owner of unit 11 is not picking up after their dog, Helm Property Management will send a letter to the owner advising that any further violations will result in sanctions or each occurrence, this will be the final warning without a fine.

**#28 Pet** – A cat was observed in the window of the unit, Helm Property Management will send a letter to the owner advising a Pet Agreement is required.

**Property Manager** – Joel Helm notified the Board that he will be taking over the day-to-day operations of the condominium, Joel will work with Paul McMorrow over the next month to ensure a smooth transition. Joel Helm will attend the Board meetings moving forward.

### **Next Meeting**

The next meeting will be Thursday October 6, 2022, at 7:00pm via Microsoft Teams.

### **Adjournment**

The meeting was adjourned at 8:09 pm.