

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

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

Call to Order

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

Approval of Agenda

██████████ moved to accept the agenda with the additions of Unit 21, Garbage Signage, Window Cleaning, and Walkabout. ██████████ seconded. Carried.

Minutes of the Last Meeting

██████████ moved to accept the minutes of March 3, 2022, as circulated. Seconded by ██████████. Carried.

Financial Report

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

Business Arising from the Minutes

Bylaws – ██████████ provided Paul with the bylaws to register and signed the required Form 3. Paul confirmed the bylaws are in the process of being registered.

Unit 26 –Dwight’s will complete the repair within two weeks.

Unit 15 – The Board discussed the ongoing leaking into the garage due to spring melt, the Board would like to consider options such as installing a grate. After much discussion it was agreed that Paul and ██████████ would meet with Abris Construction who previously worked on the driveway and review.

Reserve Fund Study – Paul to circulate the final approved copy to all owners.

New Business

Lawn Maintenance – The Board reviewed bids for the upcoming lawn maintenance season, after some discussion ██████████ moved to accept the bid from Prolawn, Seconded ██████████. All present in favour. Carried.

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.

Unit 21 – Dwights Roofing to repair damaged eave when onsite.

Exterior Inspections – The Board discussed the need for exterior inspection on homes that are selling, this is to ensure that any damages caused by the owner are resolved prior to the sale of the home. Paul to forward the Board a draft checklist that they can edit.

Garbage Signage - [REDACTED] to draft signage for Board to review/approve. Once approved Paul will obtain pricing on signage.

Window Cleaning - Paul to obtain quotes.

Walkabout – The Annual Board walkabout is scheduled for April 24, 2022, at 12pm.

Dryer Vent Cleaning – Paul to obtain quotes.

Next Meeting

The next meeting will be Thursday May 5, 2022, at 7:00pm via Microsoft Teams.

Adjournment

The meeting was adjourned at 8:01pm.