

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Wednesday, October 4th , 2023

Call to Order

The meeting was called to order at 7:01 pm.

Minutes of the Last Meeting

Moved to accept the minutes of September 7th , 2023. Seconded. Carried.

Financial Report

Joel Helm reviewed the August 2023 financial statement. Simone Baril moved to approve the financial statement as reviewed. Seconded by Brian Lakusta. Carried.

Business Arising from the Minutes

Water Mitigation #15 – Joel Helm advised the Board that the sump pump hose and eaves extension were moved to drain to the back of unit 15. The Board wanted the downspout extension to drain to the tree in the back by unit 15. Joel Helm will follow up with Dwight's roofing. In addition, the flood barrier should be looked at to ensure it is secured to the ground. Joel Helm will follow up.

Roof Repairs – Joel Helm advised the Board that he was only able to obtain one estimate for the roof inspection from Canadian Infrared Inc. Information from Shaw Roofing Consultants and suggested getting a quote from them. The Board asked that Joel Helm follow up with Shaw Roofing Consultants for a quote.

Basement window - #21 – Joel Helm advised the Board that the broken window is scheduled to be replaced between October 10 – 13.

Damaged Lawns – deferred to the spring. The lawn maintenance is covered by Bylaw 8.01 (a).

Satellite dish - #28 – Joel Helm advised that the satellite dish has been removed.

Light by garbage bin – Joel Helm advised the Board that the light has been replaced.

Reports of Officers

Fence repairs and painting has been completed. A Board member indicated that the back rails on unit #25 were not painted. Joel Helm will advise the contractor.

New Business

Snow Quotes – The Board reviewed the snow quotes and moved to accept the Always Landscaping quote provided they follow the parameters outlined by the Board. Seconded. Carried.

Next Meeting

The next Board meeting will be held on Thursday, November 2nd , 2023 @ 7:00 p.m.

Adjournment

The meeting was adjourned at 7:42 pm.