

Minutes of the Board
Condominium Corporation 0221097
The Edge at Blackburne

Held: Thursday, September 7th , 2023

Call to Order

The meeting to order at 7:02 pm.

Minutes of the Last Meeting

Brian Lakusta moved to accept the minutes of July 6th , 2023. Seconded by Simone Baril. Carried.

Financial Report

The July 2023 financial statement were reviewed. Motion to approve the financial statement as reviewed. Seconded. Carried.

Budget comparison – The Board asked that a budget comparison be included with the financial statements. Joel Helm will follow up.

Business Arising from the Minutes

Water Mitigation #15 – The Board reviewed the report from RJC Engineering and decided to move the downspout and sump pump discharge on the side of the house to have it drain at the back towards the tree bed. Joel Helm will follow up to have this completed. In addition, the Board will look into a flood barrier and look to have the threshold strip secured.

Landscaping work – The work has been completed and was approved by email by the Board.

Lowering manhole by unit #25- Alberta Asphalt has completed the work.

Roof Repairs – The Board reviewed quotes from Dwight's Roofing who indicated that the roofs are in need of replacement. The Board would like an opinion from a roof inspection company to outline the remaining life of the roofs. Joel Helm will follow up.

Fence Repairs – Some work has been completed but painting is still required to last years porch and railing replacement. Joel Helm to follow up.

Basement window - #21 – The Board moved to have Crystal Glass replace the window as quoted.

Damaged Lawns – deferred to the spring.

Reports of Officers

Suggestions for a sign be placed when people drive in with notices for different items that come up throughout the year. Board member to follow up with recommendations.

New Business

Unit 28 – Satellite dish – The Board asked that the satellite dish be removed as per the letter earlier in the year as the satellite dish is still under the deck. The unit owner to be charged with the removal.

Unit 27 – The unit owner requested changes to the front lawn area. The Board indicated that replace the grass is the only option.

Light by garbage bin - The Board indicated that the motion light is not working by the garbage bin and needs to be replaced/serviced. Joel Helm will follow up with the electrician.

Splashpads – suggestion to place spikes to hold the splashpads in place. The Board will hold off on any decisions at this time.

Next Meeting

Board meeting has been set.

Adjournment

The meeting was adjourned at 8:31 pm.