

HALTON CONDOMINIUM CORPORATION NO. 58
Minutes of the Board of Directors' Meeting
held on Thursday, February 28, 2022, at 6:00 p.m.
via "Zoom" Video-Conferencing

PRESENT Kay Manchios
Lena Ruehle
Cassandra Sturk
Tanya Blizzard-Carden
Glen Cowans

Paul Casuccio, Property Manager, of PMC York Properties Inc.
Justin Casuccio, Assistant, of PMC York Properties Inc.
Margot Casuccio, Recording Secretary, of PMC York Properties Inc.

**CALL TO
ORDER**

The meeting was called to order at 6:00 p.m.

**APPROVAL OF
MINUTES**

The minutes of the meeting held January 27, 2022 had been previously circulated to all board members. The minutes were approved, as presented, on a motion by Tanya Blizzard-Carden, seconded by Cassandra Sturk, and carried with all in favour.

**APPROVAL OF
FINANCIAL STATEMENTS**

The financial statements for the month of January 2022 were discussed. The financial statements were approved as prepared by PMC York Properties Inc., on a motion by Tanya Blizzard-Carden, seconded by Lena Ruehle, and carried with all in favour.

NEW BUSINESS

**UNIT [REDACTED] –
FRONT ENTRANCE DOOR**

NB Windows quoted \$3,275.00 plus HST for replacement of the front door, side-light window and transom window. On a motion by Tanya Blizzard-Carden, seconded by Glen Cowans, and carried with all in favour, the board approved this reserve expense.

**RESERVE FUND
STUDY UPDATE**

An update is required in 2022. First Condo Group has quoted \$1,260.00 plus HST to perform this service.

**2022 TREE CARE
PROPOSAL**

MacFarlan Tree Care had submitted a detailed proposal for upcoming tree care for the 2022 season. The board discussed this list, totalling \$33,540.00 plus HST, for various pruning, tree removals, tree plantings, etc. This proposal will be updated and discussed further at the next meeting as a couple of additional planting ideas were raised.

BOARD OF DIRECTORS TERMS OF OFFICE

Michelle Kelly, of Robson Carpenter Law, made the revisions to by-law #9 which would stipulate the length of board terms. If the unit owners approve the new by-law at this spring's annual general meeting, one board member will need to volunteer to stand for election in the "off" year, in order to get to a three-year rotation of 2-2-1 in future, (in terms of board positions up for election). On a motion by Lena Ruehle, seconded by Cassandra Sturk, and carried with all in favour, the board approved proceeding with presenting this new by-law to the unit owners at the next annual general meeting.

CHANGES TO DECLARATION

The board reviewed other draft changes to the corporation's Declaration, as submitted by Michelle Kelly of Robson Carpenter.

After careful review and thorough discussion, the board members agreed on the amendments to be made. A new draft Declaration will now be prepared for circulation to all unit owners prior to the upcoming annual general meeting, where discussion will take place on this matter. A minimum of 80% of all unit owners must give written approval thereafter.

INSURANCE

Appraisal: The updated property appraisal is expected to be received next week. As soon as it comes in, it will be forwarded to Atrens Counsel Insurance Brokers, and the insurance policies will be updated to reflect the appraisal amount(s).

Renewal of Premiums: The corporation's policy will be renewed effective April 1, 2022. Insurance certificates will be forwarded to all unit owners in accordance with the Condominium Act of Ontario.

UNIT [REDACTED] BASEMENT DRAIN

Rescue Rooter has been called to respond to drainage block-ups caused by sub-surface tree roots which have damaged the clay pipes. The corporation is responsible for all pipes that are located beneath the poured concrete basements of the units.

BASEMENT LEAKS

Units [REDACTED] and [REDACTED] have all reported basement/foundation leaks which have occurred over the last few weeks, especially when the temporary warmer weather caused heavy rainfall which could not be absorbed by the deeply frozen ground.

J.D.Contracting has carried out remedial work, however the foundation cracks cannot be addressed until the grounds thaw sufficiently to allow excavation.

SNOW REMOVAL

The board discussed areas where snow needs to be removed and re-located to another area of the complex. Serv-A-Lawn will be given a work order to do so. Tanya Blizzard-Carden suggested that a snow fence be installed between Units 54-55, as it is currently a dangerous situation with children playing on the large piles.

NEXT MEETING

The next board of directors’ meeting was scheduled for Tuesday, April 12, 2022, via Zoom, at **6:00 p.m.**

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 p.m. on a motion by Glen Cowans, seconded by Tanya Blizzard-Carden, and carried.

Accepted by the Board of Directors: _____
Signature