

WENTWORTH CONDOMINIUM CORPORATION NO. 171
Minutes of the Board of Directors' Meeting
held on Monday, November 5, 2018 at 4:00 p.m.

In the Party Room, 67 Caroline Street South, Hamilton, ON

PRESENT Sharon Cole
Brenda Ginn
Anna DiMarcantonio

Paul Casuccio, Property Manager, of PMC York Properties Inc.
Margot Casuccio, Recording Secretary, of PMC York Properties Inc.
Matt Charbonneau, of Edison Engineering Inc.

REGRETS Vincenza Travale, Rob Byl

CALL TO ORDER The meeting was called to order at 4:00 p.m.

BID ANALYSIS WITH EDISON ENGINEERING

EIFS / Building Cladding / Windows:

Edison had originally been called in to address the building envelope in hopes of solving ongoing water leaks. A very extensive design was drafted up for the building envelope and tendered out to several contractors. Five solid bids were received. These bids were summarized and evaluated on Edison's report dated November 5, 2018. Matt Charbonneau carefully went through this information with the board.

Matt Charbonneau stressed that proper planning and budgeting of future expenditures will be absolutely crucial over the next years as this building is entering the "renewal" phase, which is typically encountered in the life of any building/structure at this age.

Matt Charbonneau will approach Maresco, Northcrest, and Bowie, to ask these contractors to provide a price for all extra east-facing caulking around windows which would be required. This caulking work would be done at the same time that the EIFS system is installed, should the job be awarded to any of these companies.

On a motion by Sharon Cole, seconded by Anna DiMarcantonio and carried with all in favour, the board authorized a hazardous substances report to be done by Maple Environment Inc., at a cost of \$2,500.00 as quoted. In addition, the contractor will take samples to check for the presence of asbestos, at an additional cost of \$1,810.00 + HST, as quoted. This will be a Reserve Fund expense.

RESERVE FUND STUDY UPDATE
(LINE DETAILS)

The board of directors went through the list of projected 2019 expenses, on the draft update recently submitted by First Condo Group. Changes will be fed into the Reserve Fund Study update, and the board members will be updated as soon as possible.

In the meantime, the property manager will seek out additional information on financing options.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 p.m. on a motion by Brenda Ginn.

Accepted by the Board of Directors: _____
Signature