

WENTWORTH CONDOMINIUM CORPORATION NO. 171
Minutes of the Board of Directors' Meeting
held on Monday, February 26, 2018 at 4:30 p.m.
In the Party Room, 67 Caroline Street South, Hamilton, ON

PRESENT Sharon Cole
Vincenza Travale
Rob Byl
Paul Steele
Anna DiMarcantonio

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

CALL TO ORDER The meeting was called to order at 4:30 p.m.

**DISCUSSION RE;
EXTERIOR BUILDING
ENVELOPE**

Frontier Engineering: Mr. Keith Hodges has informed that he will be retiring at the end of this month, and will therefore not be available for work in the future.
Crack Monitoring Project: An invoice from Frontier Engineering has now been sent in regarding the crack monitoring project, and will be paid this month.

At this time, Matt Charbonneau, of Edison Engineering, was invited in to the board meeting (4:40 p.m.).

Mr. Charbonneau provided some background information on Edison Engineering, and the proposal that was forwarded to the board. It is the recommendation of the engineers that a condition assessment survey should be done before proceeding with the application of sealant products. The feedback from the unit owners' survey, re; window leaks, was discussed. The property manager noted that a condition survey may be required, but in addition, there are specific areas already identified where water entry has occurred.

At this time, Matt Charbonneau was thanked for his attendance, and was excused from the meeting (5:30 p.m.).

The board discussed the proposal for engineering services from Edison Engineering. On a motion by Anna DiMarcantonio, seconded by Paul Steele, and carried with all in favour, the board authorized Edison Engineering to carry out a condition assessment report, at a quoted cost of \$5,400.00. This will be a Reserve Fund expense. It was agreed that while the swing-stage or the bosun's chair is in

place, any areas that are clearly identified as being in need of repair will be immediately addressed if possible, (based on reports of water entry in specific areas).

APPROVAL OF PREVIOUS MINUTES

Approval of the minutes of the previous board meeting held January 22, 2018, will be tabled to the next meeting.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for the month of December, 2017, were approved as presented by Wilson Blanchard, on a motion by Paul Steele, seconded by Rob Byl, and carried with all in favour.

Paul Casuccio reported that bank drafts for all of the corporation's monies, operating and reserve, have been received from Wilson Blanchard, and have been deposited into the corporation's new BMO bank accounts. The board will need to make a decision about which investment firm to be used in the future.

UPDATES:

POOL EQUIPMENT ROOM

The property manager had spoken with Maria Durdan, of SimpsonWigle Law, regarding the application of Section 97 of the Condominium Act with respect to the pool changes. Even though the re-location of the pool equipment does not qualify as a "substantial change" to the common elements, it is felt that it would still be prudent to fully inform the unit owners by way of an information meeting and/or an informal or non-binding vote.

The property manager is still obtaining additional quotes for the re-location of the pool equipment, and will be meeting with Acapulco Pools on Friday.

Waterbridge Engineering has supplied an informal drawing and equipment list of what is required so that bids can be tendered based on the same specifications.

NOTICE TO OWNERS RE; INFORMATION MEETING

Notices to unit owners will be sent out early in March, and the meeting is scheduled to be held April 16, 2018.

**RELIEF
SUPERINTENDENT**

Mr. Gilbert Barbadillo has now been hired as the building's relief superintendent.

**UNDERGROUND
GARAGE
EXHAUST FAN**

Black & MacDonald and Denny's Electric both provided quotes, and the property manager confirmed that Denny's Electric has been commissioned to replace that fan at a cost of \$642.76 plus HST.

NEW BUSINESS

LUMON

This company has requested an opportunity to speak to unit owners at an information meeting. The board was not in favour of organizing another event. Unit owners will be notified at the AGM that if they are interested in balcony enclosures, they should contact Lumon directly.

**RAINTREE
IRRIGATION**

The basic annual fee of \$310.00 will be renewed for the 2018 year.

**ANNUAL GENERAL
MEETING**

The board position held by Paul Steele will be expiring at this year's upcoming annual general meeting. Some dates for this year's annual general meeting were discussed. The property manager will check with Tony Gatto's schedule and get back to the board.

**NEXT BOARD
MEETING**

The next board of directors' meeting will be held on Tuesday, March 27, 2018.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45 p.m. on a motion by Anna DiMarcantonio, seconded by Vincenza Travale, and carried with all in favour.

Accepted by the Board of Directors:

Signature