

WENTWORTH CONDOMINIUM CORPORATION NO. 171
Minutes of the Board of Directors' Meeting
held on Thursday, March 29, 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.

APPROVAL OF PREVIOUS MINUTES

- The minutes of the board meeting held January 22, 2018, were approved on a motion by Vincenza Travale, seconded by Rob Byl, and carried with all in favour.
- The minutes of the board meeting held February 26, 2018, were approved on a motion by Anna DiMarcantonio, seconded by Sharon Cole, are carried with all in favour.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for the months of January 2018 and February 2018, were approved as prepared by PMC York Properties Inc., on a motion by Anna DiMarcantonio, seconded by Vincenza Travale, and carried with all in favour.

The board discussed the Reserve Fund bank balance, which is over \$240,000.00. The board was in favour of having a sample financial plan drawn up for their review at the next board meeting, therefore, Paul Casuccio will further consult with CIBC Wood Gundy and also consult with BMO.

UPDATES:

WINDOW LEAK REPAIRS

The board accepted the quote from A-Con Construction for the bosun's chair work, at a cost of \$3,595.00 plus HST, on a motion by Anna DiMarcantonio, seconded by Paul Steele, and carried with all in favour, as a Reserve Fund expense. This work will be commencing on Tuesday, April 10th. At that time, Edison Engineers Inc. will do an initial on-site inspection of the exterior surface of 5 of the 8 drops to determine where they feel repairs are required. The condition survey report will be prepared and ready for review at the next board meeting.

POOL EQUIPMENT ROOM

The information meeting for all unit owners will take place on April 16th. The board discussed the changes to pool and spa government regulations, which will be taking effect July 1st, 2018. John Fortuna, of the City of Hamilton Health Department, has explained that the regulations will be requiring additional reporting, and that the only additional equipment that will be required is an emergency shut-off button for the pool.

The board reviewed price estimates from Tony Koldsgaard and The Pool Shoppe for replacing the pool itself, (fibreglass shell). The property manager will have to confirm whether or not the existing deck, which is only 1.1 meters wide, will be acceptable to the Building Department of the City of Hamilton, as the current building code requirements stipulate a minimum deck width of 2 meters.

The board reviewed the questionnaire responses from unit owners.

Paul Casuccio and Sharon Cole will meet on Tuesday, April 3rd at 10:00 a.m. in the party room to discuss a power point presentation, including photographs, quotations, etc. Any board members who are available were invited to join them at that time. It was agreed that Tony Koldsgaard will be asked to attend the information meeting, and will be compensated for his time and the tremendous amount of research he has done already.

NEW BUSINESS

BOARD MEMBERS INFORMATION / EMERGENCY PROTOCOL

The board members were in agreement that the protocol for emergency situations will not include contacting a board member. The superintendent, the relief superintendent, and/or the property manager, are the individuals to be contacted. That being said, the board members were in favour of having their names and unit numbers posted in the lobby mail room area, but not their phone numbers.

The board members requested an electronic copy of the corporation's Declaration and By-Laws. This will be sent out by PMC York Properties Inc.

PUBLIC MEETING, RE; PROPOSED TOWERS @ 163 JACKSON

The property manager reported that he, along with Paul Steele and Rob Byl, had recently attended a public meeting at City Hall, with the Developer of the proposed condominium towers for 163 Jackson Street. The original proposal was one 30-storey tower, and one 40-storey tower, comprising of approximately 618 units. This proposal was rejected by the City of Hamilton, and the issue is now currently before the Ontario Municipal Board.

PERIODIC INFORMATION CERTIFICATE

The corporation's first "Periodic Information Certificate" will be sent out during the month of April or May, in accordance with the new condominium regulations. Also, the corporation's annual return with the Condo Authority of Ontario was filed today, as the requirement is that this be done before March 31st. A requirement of this return is that the board members email addresses be submitted.

GARDEN BEDS

The perimeter boxes of the garden beds at the north and south side of the building are deteriorating and will soon be in need of replacement. This will be further discussed later in the spring/summer season.

GARAGE FLOOR CLEANING

This work is scheduled to be done on Sunday, May 27th, by Edifice Building Services.

BOARD RESOLUTION RE; EMAIL CORRESPONDENCE

The board discussed the new requirements related to giving unit owners the option of receiving condominium correspondence by email. On a motion by Vincenza Travale, seconded by Rob Byl, and carried with all in favour, the board resolved that the form will be circulated, giving unit owners this option.

ANNUAL GENERAL MEETING

This year's annual general meeting will be held on Tuesday, June 19th, (June 20th secondary date), contingent upon the auditor's availability. (Registration 7:00 p.m. / Meeting start time 7:30 p.m.) The 3-year terms currently held by Paul Steele and Anna DiMarcantonio will be up for election.

LANDSCAPING

The summer landscaping contract begins April 15th. Frontier Landscapes has sent their renewal. The board was in favour of renewing this contract, contingent upon the superintendent confirming that a satisfactory job is being done.

IRRIGATION

The sprinkler system will be started up for the spring season on Friday, April 13th.

WINDOW CLEANING

The date for this work will be determined once the exterior building work is underway, and the extent of the exterior work is known.

SUPERINTENDENT'S VACATION

Andy will be off for two weeks starting April 24th, during which time, Gilbert Barbadillo, the relief superintendent will be covering the building.

**HOT WATER
HEATER / RELIANCE
CREDIT**

A credit will be coming from Reliance, for a hot water heater which was returned some months ago, but continued to be charged. This amount will be credited to the appropriate operating budget category once it is received.

**NEXT BOARD
MEETING**

The next board of directors' meeting will be held on Thursday, May 17, 2018, at 4:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.

Accepted by the Board of Directors: _____
Signature