MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD MONDAY, MAY 29TH , 2003, AT #400, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 3:00 P.M.

In Attendance:

JERRY PARK
WOLFGANG LINDNER
RITA PANKOTAY
ED ADOLPHE
STEVE BANSKY
SID GREENNER
BRYAN ELLERT

1. The President called the Meeting to order at 3:10 p.m.

Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE that the Minutes of the Meeting held April 10th, 2003 be accepted as presented. **Motion Carried.**

1. a) Election of Officers:

Moved by Wolfgang Lindner to nominate Jerry Park for President.

Moved by Jerry Park to nominate Sid Greenner for Vice-President.

Moved by Ed Adolphe to nominate Wolfgang Lindner for Treasurer.

Moved by Jerry Park to nominate Rita Pankotay for Secretary.

The Chairman declared the slate of Officers as nominated were elected to their respective positions. **Motion Carried**.

2. Old Business:

a) Insurance:

- Discussion followed among the Board Members regarding concerns which have arisen within the insurance industry respecting claims being paid out for various condominium projects within the City.

- At present, Westmount Place has in place the required coverage through Jones Brown Insurance.

b) Security Replacement:

- Al Costello retires on May 31, 2003. His replacement is Alexander Kouznetsev who will commence his employment on Sunday, June 1st, 2003 at a salary of $8.50 per hour.

3. New Business:

a) Election of Officers. This item was moved to the beginning of the Board meeting.

b) Exterior Upgrades:

- It will be necessary to replace the quarry tile at the front entrance to the building. Jerry Park received a quote for approximately $6.45 per sq ft from Urban Oasis Ltd. to replace the existing tile with a non-skid concrete brick. The quote outlined a 15 year guarantee for the product.

- Mr. Park asked for volunteers to inspect other projects where this type of material had been placed. Bryan Ellert and Wolfgang Lindner agreed to view some locations with Mr. Park prior to the Board making a commitment for the purchase of this product. One concern which was discussed would be to confirm that the joints and sides would be properly sealed to prevent water seepage.

- It would be necessary to make a decision by the Board as soon as possible for the busy season has already started for this company and if we wanted to have it completed for the summer we would need to commit as soon as possible. Mr. Park asked the volunteers to decide after their inspection and confirm with the rest of the Board members of their choice.

c) Surveillance:

- Discussion followed regarding safety concerns for the security at the front desk and on P-4. Presently the security desk has only 8 screens to monitor the existing cameras on the four floors.

- A quote for approximately $10,264.51 was obtained. This cost would cover the additional digital cameras to the main and second floors along with additional monitors which could possibly be integrated with our existing system.

- There is presently in place an alarm system monitoring the windows on the north facing side of the building on the main floor.

- Sid Greenner advised that a new security system was recently put into another project that he is familiar with and would investigate the costs of this type of upgrade for our building.

d) Trane Chiller Quote:

- In keeping up with government regulations, it will be necessary to

dismantle the existing Chiller presently not in operation.

- It will also be necessary to comply with the government regulation to purchase a new Purge Carbon Canister for the existing Chiller presently in operation.

Moved by WOLFGANG LINDNER, **Seconded** by SID GREENNER to purchase the Purge Carbon Canister from South-Trane in compliance with the new Amendments to the *Alberta Ozone Depletion Act*. **Motion Carried**.

e) Request for Bicycle Rack - Parkade:

- A request from the commercial owners was made to have the Board install bicycle racks in the parkade. Discussion followed respecting other locations for the bicycle racks and it was agreed among the Board members to revisit this item at the next general meeting with possible suggestions for alternate locations.

f) Elevators stepper Switch:

- The east elevator requires a new stepper switch at a cost of $8,525.00. There will be downtime of 1 ½ days for the replacement switch.

Moved by WOLFGANG LINDNER, **Seconded** by ED ADOLPHE to replace the stepper switch in the east elevator at a cost of approximately $8,525.00 plus GST. **Motion Carried**.

g) Common Area 3rd Floor:

- A letter was presented to the Board from the owner of the 3rd floor requesting the Board to split costs to upgrade the common area. Discussion followed among the Board members. The members indicated that in light of the recent upgrades to the common areas in the building, there would be no further upgrades at this time to the 3rd floor. Mr. Park would be replying to the owner indicating this decision.

h) Stampede Barbeque:

- The 2003 Stampede Barbeque Breakfast has been scheduled for Wednesday, July 9th. Mr. Park volunteered to cook the sausages and advised he will contact last year's volunteers to canvass their support.

4. Other Business:

- Rita inquired as to whether the owner in parking stall #115 had cleaned up after receiving the letter from the Board. Mr. Park advised that he did neatly place all articles into containers within his stall but that it was still cluttered.

- It was suggested by Mr. Bansky to advise the owners to find their own alternate parking when the Board goes ahead with the work in the parkade.

5. The next Board meeting is scheduled for July 31st, 2003.

Meeting adjourned at 5:10 p.m.

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Chairman Secretary