MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, SEPTEMBER 28TH, 2005, AT #108, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 4:30 P.M.

In Attendance:

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

1. The President called the Meeting to order at 4:35 p.m. An Agenda was presented and approved.

   Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to approve the Minutes from the Meeting held August 10th, 2005. **Motion Carried.**

2. Business Arising From Previous Minutes:

   a) Enforcement of the "15 Minute Parking Rule": (Jerry Park)
      -Jerry Park advised the Board Members that the signs for the drive-thru are ready and will be put in place in accordance with maintenance priorities.

   b) Landscaping: (Jerry Park)
      -Jerry Park advised the Board Members that the landscaping is almost completed and that all that was needed was to add a few more bushes to the front planters which would complete the project. He further advised that he received the invoice from Shrubs and Such which came to the sum of $11,124.00, which was less than the quote provided to the Board.

   c) Security Upgrade: (Jerry Park)
      -Jerry Park advised the Board Members that he had been speaking with Tom of Gunnebo Security Inc. and was told that it is possible to expand the present security system to include security access to the elevators and add the recreational facilities and the pool area. The Board Members asked Mr. Park to request a cost estimate for this upgrade and also the cost to implement a security upgrade to allow access to the parkade elevator lobbies. In particular, to change the locks on the doors leading into the parkade elevator

lobbies. The Board Members requested Mr. Park to also find out whether it would be possible to install glass in the existing parkade doors and handles for easy accessibility.

-Mr. Park advised that the present camera system monitoring security at the front desk is presently on a 24-hour back-up relay and that it would be necessary to increase that back-up to cover at least a two to three week period. He further outlined that to implement this type of expansion could cost approximately $3,950.00 for upgrading our present system. The Board Members felt this would be necessary and requested Mr. Park to finalize the details involving this upgrade.

d) Water Softener: (Jerry Park)

-Problems arose when the two new soft water tanks would not fit through the doors to the room where the old tanks were stored. In order to continue with the installation of the soft water, three smaller tanks were ordered to replace the two large tanks and these should be installed and operational within two to three weeks' time.

e) Businesses Operating on Residential Floors # 808, #2402, #2703): (Jerry Park)

- Jerry Park advised the Board Members that:

- Unit #2402 had moved;
  -Unit #2703 would cease his business operation by the end of the year;
- To date, Mr. Park did not receive any communication from Unit #808, after leaving telephone messages.

-Discussion followed. The Board Members directed Mr. Park to forward a letter to Unit #808 advising him to cease operating his business by the end of the year and obtain a written confirmation of his acknowledgement to do so and report back to the Board at the next scheduled meeting.

f) Parkade Cleaning: (Bryan Ellert)

-Bryan Ellert addressed the Board Members and reported on the "parkade tours" he and the other members of the committee conducted at two condominium complexes in the area. The parkades at these locations were brightly-lit and the walls were painted white. The parkade floors were painted grey. Only vehicles were allowed in the parking stalls. There were parking mirrors on each parkade level which allowed drivers a clear view of

on coming traffic. Discussion followed.

-The Board Members directed Mr. Park to obtain a quote which would outline the cost to paint the parkade walls and the posts and the cost to upgrade the flourescent lighting and report back to the Board at the next scheduled meeting.

-Discussion turned to the clean-up of the parkade at Westmount during the summer. It was noted that there were still a number of stalls which required removal of items but that generally, most had complied with the clean-up. The Board Members directed Mr. Park to send a "final notice" to all the residents requesting them to remove all items from their parking stall by October 12th, 2005, after which time those items not stored in the storage cabinets would be removed and disposed of by Management.

g) Locker Room Upgrades:

-Steve Thompson asked the Board Members to allow him the opportunity to report on the installation of a eucalypts freshener in the mens and ladies steam rooms at the next scheduled meeting.

-It was agreed by the Board Members to defer any upgrades to the Locker/Shower Rooms to a later date to sometime after review of the annual budget.

h) Carpet Cleaning:

-Jerry Park advised the Board Members that Magiclean completed the cleaning of the carpets in the common areas at a cost of $1,400.00.

i) Radiator Covers for Pool Area: (Jerry Park)

-Jerry Park advised that he is short manpower and that once he has hired extra personnel, he would have the replacement radiator covers installed.

j) Post Tension Cable Inspection: (Jerry Park)

-Jerry Park advised that he spoke with Jack Morrow who turned down the opportunity to do a post tension inspection due to a conflict of interest. Discussion followed among the Board Members.

-The Board Members directed Mr. Park to speak with Jeff Small who had previously done a post tension inspection report for

Westmount Place and if his price was still $2,000.00 for such a report, then enlist his services for another updated report.

3. Property Manger Report: (Jerry Park)

-Jerry Park advised the Board Members of the following:

-no further communication received from Unit #608 respecting the flood in their kitchen.

-at the present time, Oakside Management is short staffed and the existing personnel is over-worked. Mr. Park advised that the in-house suite repairs have been put on hold until someone is hired.

-there were some leaks detected on the 4th floor, but that they have been fixed.

-there has also been some isolated seepage of water in the NW corner of the Building. Mr. Park advised the Board that water seepage in the curtain wall is a non-insurable item and that the Condominium Corporation is not responsible for damages from these types of claims.

4. Financial Report: (Wolfgang Lindner)

-Wolfgang advised the Board Members that presently, the books are in good order. It is possible there may be a surplus of funds once he has had an opportunity to go over the annual budget. Pending the amount of surplus available, the Board could determine the extent of the security upgrading, the painting and lighting of the parkade and the upgrades to the locker rooms.

5. New Business:

-Sid Greenner suggested a luncheon for the Board Members. Rita advised that she would be unable to attend luncheons due to her work commitments.

-A letter was circulated to the Board Members by Lorraine Ellert requesting the Board to change the rule of the “no diaper” policy in the pool to that of the City of Calgary Public Pool Rule, being:

> “infants 35 months and younger must wear two layers when using the pool - one must be a swim diaper and the other layer must be plastic pants.”

Discussion followed among the Board Members and it was agreed that the present rule stands. Sid agreed to respond to Mrs. Ellert's request advising her that the present rule stands.

-The Board Members directed Jerry Park to send a letter to the owner/tenant on the south side of the Building asking him to remove the satellite dish presently affixed to the common property.

-Steve Thompson advised that Banyan Engineering has requested that the regular cleaning of the mens and ladies washroom in the mornings be scheduled as to not interfere with the staff coming to work and perhaps have her clean either before 8:00 am or after 9:00 am.

-There are still problems respecting bird droppings on the balconies and the Board Members directed Mr. Park to investigate who is feeding birds on the South East side of the building.

-A question was raised as to the missing baseball tiles in the commercial elevator and Mr. Park advised that they will be replaced shortly.

-A question was raised respecting the broken jets in the pool. Mr. Park advised that he would look into whether they could be repaired or alternatively the jets removed from the pool.

-Bryan Ellert had drafted a list of directors names and contact numbers and asked Rita to review the list and send this out to the Board for their information.

6. The next meeting is scheduled for Wednesday, November 9th, 2005 at the hour of 4:30 pm in the Banyan Board Room.

Meeting adjourned at 6:30 p.m.

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Chairman Secretary