MINUTES OF A MEETING OF THE CONDOMINIUM CORPORATION NO. 831 0969, (WESTMOUNT PLACE) HELD WEDNESDAY, SEPTEMBER 19TH, 2006, AT #277, 1100 - 8TH AVENUE SW, CALGARY, ALBERTA, AT THE HOUR OF 4:30 P.M.

In Attendance:

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

1. The President called the Meeting to order at 4:35 p.m. An Agenda was presented and approved as amended by adding the following items:

   electrical and gas contracts
   key security

   The previous meeting Minutes were presented and discussed.

   Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to approve the Minutes from the Meeting held July 11th, 2006. **Motion Carried.**

2. Business Arising From Previous Minutes – Action List As Referenced is attached.

3. Property Manager's Report:

   - Jerry Park advised that a unit owner presented an invoice in the sum of $1142.00 asking the Condominium Corporation to cover cleaning costs resulting from repairs to leaking pipes in the wall of the suite. A discussion was held among the Board Members.

   Moved by WOLFGANG LINDNER, **Seconded** by STEVE THOMPSON, to pay a portion of the $1142.00 invoice for cleaning costs as presented to the Board, in the sum of $550.00. 1- Opposed. **Motion Carried.**

   - A unit owner suffered water damage to her unit when a tap was replaced by the building maintenance has made a claim against the Corporation for damages. The claim has been turned over to our insurance company to resolve. Jerry Park advised he will report back at the next meeting as to the outcome.

- There have been numerous problems in replacing the security personnel while taking their vacations. Sid Greenner had recommended an acquaintance by the name of Jerry Reynar, who would be filling-in during those vacation times and he would be starting his first shift this weekend replacing Alex while he is away on holidays.

- There continues to be existing water seepage problems with the Penthouse unit and this water damage is not an insurable loss. Attempts by maintenance to fix the roof and flashing around the roof-top area of the Penthouse is ongoing and Jerry Park will report back.

- A number of people have complained that they have lost the golf channel from the building Shaw Cable package. Apparently, Shaw Cable removed this channel and placed it into a digital package that is not included in our contract with Shaw Cable. The Board requested Jerry Park to contact Shaw Cable and advise that the contract for the building had included this golf channel and if Shaw Cable was not willing to provide it, then our contract with them was null and void.

4. Financial Report - Wolfgang Lindner.

- Wolfgang addressed the meeting and advised that we still have an accumulated surplus of between $40 to $50 thousand from 2005 year end. The security upgrades and sliding door are forecast to cost approximately $56,300.00. The Condominium Corporation recovered the sum of approximately $10,465.00 from the sales of FOBS which amount was used to off-set the cost of their purchase. At the moment, we are within our budget.

- We will require our accountant to verify whether our new security system and the new entrance doors on the main floor are a depreciable asset when compiling our financial statements for 2006.

- We will have to revisit our surplus once we have secured electrical and gas contracts and before assessing our budget for the new year.

5. New Business:

a) New Sliding Doors – Schedule/Operation

- The new sliding doors for the front entrance should be delivered and installed by the end of September.

- It was agreed that the doors should be locked between the hours of 11:00 pm to 5:30 am. While security personnel are away from the desk on their patrols, access to the building can be obtained by using their FOB. A decision was made to install an Intercom access by way of an

intercom located between the two access doors which would allow the security personnel to speak with those individuals who did not have a FOB to enter the building.

b) Electrical and Natural Gas Contracts
- Discussion was held among the Board Members respecting our expired electrical and natural gas contracts. Sid Greenner and Jerry Park had investigated a number of options with various providers and presented these to the Board Members for consideration.

Moved by ED ADOLPHE, **Seconded** by WOLFGANG LINDNER, to sign a 5-year electrical contract and a 1-year natural gas contract with the provider offering the best options and report back to the Board at the next meeting. **Motion Carried.**

c) Key Security
- Wolfgang addressed the Board Members with his concern of spare keys belonging to the residential unit owners being left at the front security desk, which keys are presently under a low degree of security and available by the Security Guards, both permanent and temporary, giving them out at their discretion. He also addressed his further concerns of a number of individuals who have access to a master key. A number of the condominium complexes in the City have eliminated this feature, however a few still operate with master keys.

- A suggestion was made to perhaps place a residential key into an envelope left in the main office on the 4th floor, with access by the security personnel to obtain the key if it was required to enter into a unit for emergency purposes or to allow workmen. The envelope would then be left in the unit advising the unit owner that someone had entered and for what purpose.

Discussion was held among the Board Members and the Chairman advised that this concern should be investigated further and tabled to the next Board Meeting.

6. The next meeting is scheduled for Tuesday, November 21st, 2006 at the hour of 4:30 pm.

7. Meeting adjourned at 6:35 p.m.

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Chairman Secretary