Minutes of the meeting of the Board of Directors of Condominium Corporation NO. 8310969 – Westmount Place on February 5th, 2008 at the Board Room 4th floor.

Present: Sid Greenner, Wolfgang Lindner, Steve Thompson, Cynthia MacFarlane (for Management) and Edward Adolphe

The meeting was called to order at 3:30 PM by the President and declared the presence of a quorum for the purpose of conducting the business of the Corporation.

1. The agenda was reviewed and approved items 5 (a), (b), (c) and (d) bring added to the agenda on the application of Steve Thompson.

2. The Minutes of the meeting of November 20th, 2007 were reviewed and approved.

3. Business arising from previous meeting: Action List: # 18 Steve Thompson awaits a final report on Slab QA Check the matter is consequently deferred until the report is delivered. # 19 "Pedestrian Parkade Doors" the louver for doors put on hold by Louie pending receipt of additional quote #24 new parkade carts; comments received by the Board in writing expressing opinions that are deferred for consideration of the AGM next upcoming. #25 Parkade Oversized Vehicles problem is being dealt with by Cynthia. Part of the problem has been resolved.

4. Property Management Report: - Cynthia dealing with items on the agenda # 5 .3 Elevators she presented proposals one from Otis and the other from ThyssenKrupp. The board opted to engage the services of an elevator consultant to examine and advise on all matters concerning the mechanical / controls upgrade and maintenance and to that end obtain quotation as to cost, it being considered that a professional opinion and advice would probably achieve cost savings.

- item 5 (a) employee/contractor settlement and letter on RC Peterson letterhead the board approved continued action by Cynthia on the part of the Corporation

- item 5(c) R.C. Peterson correspondence – Building maintenance to review feasibility of proposed heating riser

- Correspondences re Suite Owner's claim for clean up after work completed to be paid but not a claim for restaurant bill.

- Correspondence from - re Suite Owner regarding Board issues dealt with by Cynthia making appropriate replies.

- Staff correspondence; Ken Pilling consideration and review; template and possible appropriate input.

- Authority given for engagement of "head hunter" for staff positions.

- Quote to be sought for annual Audit.

- RCJ consultant submitted a quote for load test for load testing roof anchors - Cynthia to confirm if testing is required now to proceed.

5. Financial Report: Wolfgang Lindner examines the Financial Statements and makes a correction with the assistance of Cynthia concerning an entry that needed adjustment. Otherwise the Financial Statements were acceptable as presented.

Items added to the agenda (a) and (c) dealt with above; (b) Recreational facility use as to employees and contractors discussed and the present regulations ordered to be adjusted in some detail to recognize equality of access with reasonable restrictions 5(d) Cynthia to obtain a quote for installation of a safety beacon under the Parkade exit canopy.

6. New business. Security staff: - 1. The new night man left without notice or explanation.

- 2. The staffing needs were addressed and considered under the Management report heading above.

- 3. Elevator questions dealt with above in Management report presentation and board deliberations.

- 4. Replacement of Board members deferred to AGM there being only one more board meeting before the general meeting.

- 5. Use of Board Room: available on payment of an hourly fee to be decided upon.

7. The next meeting was set for the 20th of March at 4:00 PM

8. On motion made by Steve Thompson and seconded by Wolfgang Lindner the meeting was adjourned at 6:30 PM.

President

Interim Secretary