Thursday March 20th, 2008, Minutes of the Board of Directors meeting of Corporation # 8310969 – Westmount Place – Board Room 4th floor

Present: Sid Greenner, President, Steve Thompson, Edward Adolphe and Cynthia MacFarlane (for Condominium First)

Mr. Greenner declared the meeting open at 2:15 there being the required quorum present.

1. The Proposed Meeting Agenda was approved as presented.

2. The Minutes of the Meeting of February 5th 2008 were approved on motion by Steve Thompson and seconded by Sid Greenner.

3. The meeting addressed Business Arising from Previous Meetings:

Action List # 18 Slab QA Check: Steve to confer with Cynthia on result of final report.

# 19 Parkade doors; no action taken

# 20 2nd Floor Washrooms; Cynthia to expedite

# 21 5th floor balcony storage; Cynthia to continue to press

# 22 Draft Procedures; agreed upon as to contents and additions as revised and ordered to be sent out next week.

# 23 Maintenance issues; reply by Bob to continued request for particulars and update considered together with progress being made in staff recruiting. On Motion by Steve Thompson and seconded by Sid Greenner and approved by the meeting that the request for particulars be continued

# 24 New Parkade Cart; some unfavourable replies were received; the matter to be brought to the AGM for decision.

# 26 Security staff; a promising application submitted by Mr. Mark Newman being favourably considered.

# 27 Elevator Proposals; a project manager/consultant under consideration but action to be deferred pending the completion of the Reserve Fund Study.

# 28 Use of Board Room; it appears there are no insurmountable obstacles; the movement of the equipment and usage by maintenance people pending the doorway access changes.

# 29 A warning beacon is to be installed to add a safety feature.

# 30 RC Peterson Issues; -Cynthia to continue to pursue the recovery of the over payment and review the drip tray proposal.

# 31 Parkade elevator flooring .Steve has obtained a quote and Cynthia awaits a quote from Louie.

# 32 An auditor has been engaged.

# 33 Roof Anchor Load Tests; Cynthia following up with RCJ.

4. Property Management Report:

Unit 1601 – An insurance adjuster to examine all losses

Unit 2202 - 2 issues by owner to do with holes in wall and access panel. A letter has been written by management.

Carpet cleaning question as to once or twice yearly be left for the AGM
Unit 2008 owner filed a plan for improvements for approval
The Building envelope study will be undertaken and Cynthia will speak to Bob Peterson to try to determine the scope and magnitude of the study.
The email message from the owner of suite # 1507 concerning his revised damage estimate was discussed and it was decided to offer Mr. Ellert without prejudice and without undertaking of any kind an opportunity to receive a person on behalf of the board to examine the extended damage now claimed and to hear his on site the assertion of the causal connection now asserted.

5. Financial Report – Mr. Lindner was unable to attend the meeting and Cynthia MacFarlane gave a brief statement to the effect that the books were in the hands of the auditor. The transfer of $38000.00 was transferred to the Reserve Fund to bring it up to its appropriate level. The Operating budget of $30000.00 is as a consequence somewhat tight. There are outstanding receivables in the sum of $27000.00 that are being attended to in an orderly way.

6. New Business - 3 One Media Proposal to be considered at an appropriate moment to be decided upon by the board.
-Procedure Violations notice to be distributed
- AGM to be held May 27th – 7:00 PM
- New Board members to be solicited for presentation n at the AGM meeting.
- Office Renovations to proceed forthwith and the sale of the billiard table.
- Board Room Usage was dealt with #28 above

Next Meeting of the Board was proposed for May 8th at 4:00 PM in the Board Room.

On Motion duly made the meeting was adjourned at 5:45:P M

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President Interim Secretary