Minutes of the meeting of the Condominium Corporation # 8310969 Board of Directors held Thursday May 8th 2008 at the Board room Westmount Place commencing at 4:30 PM.

Present: Sid Greenner, Wolfgang Lindner, Steve Thompson, Paul Jones, Cynthia Macfarlane (of Condominium First Management Corporation) and Edward Adolphe...

The meeting was preceded by a proposal of Peter Lobley the representative of 3ONE Media to provide additional services to the Westmount Corporation and the individual owners of Westmount Place.

The meeting was called to order by Mr. Greenner the President of the Board there being a quorum present for the conduct of business.

1. The Proposed Meeting agenda was reviewed for approval and comment. An item was added under other items: "Windows and the caulking thereof" and the agenda was thereupon approved.

2. The minutes of the meeting of March 20th were reviewed and approved subject to the correction of the time being 4:15 rather than 2:15 PM as originally printed.

3. Business arising from previous meetings as a dated "Ongoing Action" list was then considered and dealt with item by item:

#18 Slab QA Check: The final engineering report was completed and filed confirming the opinion that the slab examination disclosed no compromise to the integrity of the slab and consequently the matter is closed with the exception of the collection of the costs involved from the owner of the unit.

#20 2nd floor washroom odour problems to be resolved by repair of urinal and increased airflow exhaust capacity and recommendation by Cleaning &Supply as to air purifiers.

#21 5th floor balcony complaint, follow up: fines have been imposed and a caveat lodged without result as yet. Consideration given to possible clearing up by exterior access to the common property involved but no action immediately ordered to be taken along that line but continued follow up with penalties by Condominium First as might be considered necessary to obtain compliance.

#22 Draft Procedures; revised as agreed and issued to the owners as approved.

#23 Maintenance issues; a meeting was had with Ken on performance review; the issues are not being adequately dealt with: a quote to be obtained as to the cost of "preventative maintenance" costs from Trotter and Morton. Efforts recommended to be continued by Condominium First to regularize accountability for effective maintenance priorities and tasks.

26 Security Staff: Jim will continue to serve with some additional summertime leave to be accorded and provided for. Mark is a good addition serving at first for the day shift and now taking on the night shift to good effect. Wolfgang Lindner to continue to consider applications and resumes to fill possible needs for staffing.

#27 Elevator Proposals: Cynthia to solicit proposals from elevator Consultants. No Action Planned until the Reserve Fund is received and studied by the board in detail.

#28 Use of the Board Room: Sid Greenner and possible users seem to have come to terms as to rates and quiet occupation and usage.

#29 Parkade Mirrors/Beacon: Installation proceeding for Amber Light only; the large stop signs having already been installed.

#30 RC Peterson Issues: drip tray installed in RC Peterson's Suites. Cynthia is to follow up regarding tray in suite 400.

31 Parkade Elevator Flooring: The quote received by Cynthia at 5.50 a square foot for a textured surface to replace the rugs; a second quote to be sought from .Mr. Louie's partner expected by May 17th. Cynthia will review suitability of surface with Bob & Eva and proceed with installation.

#32 Auditors: a firm working on financials under a letter of engagement.

#33 Roof Anchor Load Tests RCJ to sign off on Anchor Test; total cost $4900.00.

34 Sale of Billiard Table: Steve Thompson will purchase it for $500.00.

4, Property Manager's Report – Cynthia: New contractor with respect to 1601 flood Lynn Green - Crawford Investors. – 2202 Jardine windows to be attended to by Louie @ Altech– RCJ on building envelope leakage proposal – Questionaire prepared for the owners to be presented with material for the AGM – The Ellert matter is now a subject of a claim an adjuster now being involved – Draft Reserve Fund Study review will require an exhaustive study by a committee to be struck by the newly elected board – Ken is asking for a 6% raise – on motion made by Wolfgang and seconded by Steve the Board decided to stay with it's previous decision of a 0% raise but approved a $25 a month stipend for Ken to cover the use of his personal cell phone. Planting and care of the front planters will be part of Ken's regular duties and Wolfgang/Cynthia will review and approve all shrub/flower expenditures - February 28th test report by Trane all chiller tubes OK and filters replaced.- arrears of payments as recorded being pursued with diligence and caveats being filed where appropriate. The arrears stand at $47,000.00 in total.

5. Financial Report – Wolfgang Lindner: the corporation has overspend the budget on water and sewer by $10,000.00 - Nexen has billed the Corporation for $60,000.00 and this unexpected billing it is not at the moment determined as to the exact period included

in the billing and the Provincial rebate amount in not determined as to its being credited. At the end of the month of March a negative balance of $ 31,000.00 is indicated but the above figures in question need to be verified.

6. New Business – the 3 One Media proposal that was presented before the meeting of the Board was the subject of debate concluding in a motion made by Wolfgang Lindner seconded by Steve Thompson and passed with one abstention that the proposal be accepted as regards the Corporation it being clearly understood that the participation of the individual owners would be entirely up to them. - the rental of the manager's suite which will be vacated at the end of May was on motion made by Wolfgang and seconded by Steve and passed with one abstention will be put into the hands of rental company to deal with it to the adjudged best advantage of the Corporation as to its furnishing and manner of leasing and the Building Manager will be compensated for the $700.00 tax relief benefit no longer applicable effective June 1, 2008.

- AGM arrangements to be as in previous years with the strict proviso that the bar be closed and the premises vacated by 9 PM according to the usage agreement.

- Persons interested in becoming Board member should be encouraged to make their interest known so that heir names can be place before the meeting for election.

- Other items; the windows caulking proposal by Louie @ Altech though some months ago was only partially completed. Cynthia to initiate immediate follow up action with Altech and other service providers to have this work completed to prevent any future seepage damage.

6. Next Meeting date – AGM Tuesday May 27th@Kerby Centre 7:00 PM

On Motion made by Edward Adolphe seconded by Mr. Sid Greenner and unanimously approved the meeting was adjourned at 6:30 PM

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President Interim Secretary