

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**HELD MONDAY OCTOBER 19<sup>th</sup>, 2015**

**Present:** Sheri Delacretaz, Dorothy Loscher, Shelley Stieler, Brenda Ritchie, Jack Forcett, Mary Wiseman, Ray Gorissen, Inga Vassilieva, Moe Gagner, Joe Mazzotta, and Linda Culmone.

**Regrets:** none

The meeting was called to order at: 6:30 pm.

**Financial Report -** Linda Culmone presented the financial report for September 2015, which was also the year end report. Linda summarized the Income and expenses and receivables. The Corporation reported an under-expenditure of approximately \$25,000 for the year based on the report. Linda was thanked for attending , and for the work that she had completed on behalf of the Corporation.

- Discovery Landscaping owes the Corporation a credit for September 2015, for charging the incorrect month for September 2015. The amount will be credited on the next billing. Motion to approve the financial report by Mary Wiseman, seconded by Ray Gorissen, all in favour, the motion was approved.

**Minutes of Previous Board Meeting - September 21, 2015 -** Motion to approve the minutes as presented by Brenda Ritchie, seconded by Ray Gorissen, all in favour, the motion was approved.

**Old Business**

- The Led lighting conversion has been completed.
- Damages that were incurred to the bathroom area of unit 2612 Vine Court, owned by Dorothy Loscher were reviewed. The unit was found to have missing insulation and vapour barrier, causing mold issues within the wall areas. As the damaged areas were original finishes the Corporation would be responsible for restoration and replacement of the affected portions of the unit. RC White is not to be used again within the Corporation. Motion by Brenda Ritchie to reimburse Dorothy Loscher for the expenses that were incurred in having the bathroom finishes restored, seconded by Ray Gorissen, Dorothy Loscher abstained from the vote declaring a conflict of interest, the remaining Directors voted in favour, none opposed, the motion was approved. Dorothy Loscher will submit a summary of expenses that were incurred during the matter, and the Corporation will process a reimbursement payment based on the summary and receipts to be provided.

**On-Site Manager's Report - Moe Gagner**

Moe summarized the report that was provided to the Directors at the meeting. Some sidewalks are still to be done.

-It is expected that the insulation project will be starting in the near future, with 77 units to be completed. The coordination with owners will be done with the assistance of Board members.

**Property Management Report - Joe Mazzotta**

Joe Mazzotta reviewed his report that was provided to the Board members at the meeting. The owner of unit 6738 Rose-Ville Garden Drive will be contacted about the air conditioner support and surround that is in disrepair.

**New Business:**

- Discovery Landscape is to be asked to attend the next Board meeting to review various concerns and issues with their company ahead of the winter season.
- There was some discussion about a potential petition that may come forward from some owners. The Board will take a wait-and-see approach and address the petition if one is received by the Corporation in the future.
- Mary Wiseman was encouraged to submit letters to the Corporation outlining any harassment that may she may experience with other owners in the future. Having the items documented will allow the Corporation to deal with issues going forward.
- Food will be provided for the November Board meeting, which should start at 6:00 pm.

The meeting was closed at 8:00 pm. The next meeting to be held Monday November 16<sup>th</sup>, 2015, at 6:00 pm.