

Cambridge G Condominium Association
Board of Directors meeting
Cambridge G, 4th floor office
January 28th, 2023
10H00 A.M.

Board Members: Stephane Dumas (president), Denise Doss (vice-president), Daniel Lupien (treasurer), Louise Lalonde (secretary) and Jacques Dominique (officer)
Present: Dagmar Galdi, Donna Capobianco, Raymond Capobianco, Nancy Gross and Pierre Provencal

The meeting was announced to all owners by email and posted on our bulletin board.

Meeting starts at 10h00.

Stephane gave us a modified agenda of 16 points

1. Board directors: certification
2. Owners: update our owners' data
3. Washers and dryers
4. Seacrest
5. Building inspections
6. Inventory
7. Roof
8. Insurance
9. Governing documents
10. Lockers
11. Key and padlocks
12. ESA
13. Annual BBQ
14. Landscaping
15. Elevator
16. Parking

1. The only person who needs to get certification is Jacques Dominique and he already registered to do it before the end of February 2023
2. Stephane informed us that 4 condos were sold last year. We will need to update our owner's data.
3. Washers & dryers. Our TD account is still opened so once the last deposit of the collected coins is done by either Marilyn or Nancy it will be closed, and the money should be transferred in an operating account by Seacrest. The old machines could be advertised for sale either on CooCve, Faithfarm or Daniel Lupien will try to contact Raymond Morales(RLM Laundry Equipment), our repairman to see if he has any interest

for them. 16 machines in total but 4 are new. We should put a notice on the machine to remind the residents that they cannot wash carpets and that they should remove lint in the dryers.

4. Seacrest: Stephane and another director will review the latest Seacrest contract and will monitor the different tasks that are supposed to be done by them. It will be important that we get a schedule for: Paint on doors, sprinkler, extermination, pest control, parking id.
5. The 40-year building inspection was done 3 years ago and there were no structural damages found. Stephane and Daniel will do visual inspection. They will ask for the project manager monthly reports for previous months.

2023 will be a big challenge because of upcoming building inspections and budget increase because of insurance

6. Inventory on file needs to be updated
7. Roof CL Burks the last roof inspection was done January 2022, a visual and infrared. We got category B, which means 8 to 10 years life remaining. Stephane will talk to them to make sure that their offer of \$1000 yearly inspection is still good. Donna mentions that the City also asks for moisture testing – membrane.
8. Insurance Stephane already talked to Emerson, and we should have a Zoom meeting very soon with him.
9. Governing documents
Donna offered to contact a lawyer's firm that would be ready to update all our documents so that we do not have to look many places to find which law is the bidding one.
10. Lockers
We will do a visual inspection to make sure that there are no BBQ or propane tank in the lockers.
11. Keys and padlocks
We will get all the keys and padlocks from previous board before the end of the 10-day transition period.
12. Emotional Support Animal
We will make sure that all residents that have dogs have completed our ESA form not only the online documentation (4141, 2150, 2149). Also, it is clear that no renters or

guests will be allowed to come with a dog if the proper form is not completed. If it is a service animal, we cannot refuse it.

13. Annual BBQ

Tentative date March 4th, Jacques and Dagmar are volunteering to organise the BBQ

14. Landscaping

We will try to replace all the mulch beds with rocks with rubber around them. Jacques will prepare a 3-year plan then submit it to us.

15. Elevator Thyssen Kropp

We should have a workshop under direction of Donna on our options on how to solve this problem. Many malfunctions in the last year and we did not get the annual inspection report from James.

16. A notice will be sent to all residents reminding them that they should park their vehicle in their own parking space and they should be in running condition so they can be moved 12.1.8

Meeting adjourned at 11:52 a.m.

Proposed Louise Lalonde

Seconded by Jacques Dominique