

THE PEAKS CONDOMINIUM CORPORATION

NO. 072 8880

BOARD MEETING MINUTES

February 22, 2017

PLACE: Amenities Room 136A

DATE: Feb. 22, 2017

TIME: 6:30 pm

1) QUORUM:	President	Rob Eastwood ✓
	Vice President	Kelly Berry ✓
	Treasurer	Brandon Parsons ✓
	Secretary	David Bussey ✓
	Member at Large	Frank Lewis x
	Member at Large	Prakash Madireddy x
	Member at Large	Brian McKinley ✓
	Building Manager	Amanda Loveless ✓

2) MEETING CALLED TO ORDER by CHAIR, Rob Eastwood at 6:33pm

3) GUESTS AND DELEGATES: None

4) **MOTION:** To APPROVE **AGENDA:**

Kelly Berry / Brian McKinley

CARRIED

5) **MOTION:** To APPROVE **MINUTES** of previous meeting – January 23, 2017

Kelly Berry / Brandon Parsons

CARRIED

6) OLD BUSINESS ARISING FROM LAST MINUTES:

a) Survey Monitoring and Forensic Investigation of Void under Parkade – Inspection completed and still waiting on report. **Agreed that Amanda would send letter of reminder to Contractor (copy to Board) to expedite this tardy report.**

b) Annual General Meeting – **AGM confirmed for March 9, 2017.**

7) FINANCIALS/INVESTMENTS/ARREARS

As of February 22, 2017, the Operating Account was \$246,004.58, the Reserve Fund was \$1,877,962.85, A/R was \$81,190.70 and A/P was \$6,166.59

MOTION: TO APPROVE FINANCIALS as presented: February YYYY, 2017
David Bussey / Rob Eastwood **CARRIED**

8) CORRESPONDENCE: Sent: None
Received: None

9) NEW BUSINESS

a) Solar Project – **The Initial Fee of \$93,162.20 is to be paid out on receipt of Insurance Reimbursements.** This cost will be covered from our insurance payout.

b) Security System: – Installation is completed and new door fobs issued to tenants. **System will go live next week. Garage door / transporter system discussed and to be reviewed with Contractor**

c) Cass and Fraser Financial Audit to be received next week

d) AGM, March 9, 2017 – **Discussed agenda, format and presentations.**

10) NEXT MEETING DATE: AGM March 9, 2017

11) **MOTION: TO ADJOURN** at 7:12 pm
Kelly Berry / Brandon Parsons

CARRIED

12) TABLED ITEMS

a) Parkade Pipe Cleaning

b) Lawn Sprinkler System

c) AC drain lines in Parkade

d) Phase 2 of the Caulking & Sealant Project to commence is in progress.

Completed for 2016. \$193,468.89 taken from Reserve Fund as slated. Last leg of project to be completed in 2017.

e) Window Project – Windows with recurring leaks will be removed & reinstalled – Report received and discussed.