

**Agenda and Minutes MSCC #644  
July 22, 2021  
3 pm Virtual Call**

**Hazel Lanes  
Board of Directors Meeting**

**Planned Attendees: David Girvan (DG), Jim Wagner (LW), Vince Anthony (VA), Lynne Finn (LF) and Phil Nagle (PN), Angie Difruscia (AD)**

**Agenda**

**Introduce Chance - working with Huntington**

**Call to order 3:04**

**1. Approve Minutes of March 10, 2021**

Moved JW, Seconded by AD, minutes approved.

**2. Financial Update: Jim Wagner**

June report sent. Nothing unexpected, all assessments paid and ongoing at increase monthly rate. Reserve Fund - We have \$108k at a low rate (.50%) for the Reserve Fund. Raise the Rate program - 5 yr term, can raise it twice. 3 yr term 1.3%, 5 yr 1.45, suggesting we look at \$100k into the 3 year Raise the Rate program. Currently, we have \$71k at 2.6% but it matures in February 2022.

Discussion: AD - Does someone have to watch the rates? Yes, we need to be aware, if and when, the rates increase.

Motion to lock in \$100k for Raise the Rate at 1.3%, JW proposed/LC seconded, approved

Frank has approved the landscaping billed to the Condo unit.

Fence by Hazel entrance was expensive; we are reviewing. Need to review with Frank.

\$69k we collected with assessment is in the revenue line; we paid the insurance in a lump sum so our insurance line for expenses will be flat for the balance of the year.

Move to accept FS as prepared, JW, seconded by VA, approved

Jim reports that financially we are in good shape.

**3. Board Positions: David Girvan**  
**- Jim and David terms completed**  
**-Nominating Committee**

David is not running again for another 3 years, Jim will let his name stand for Treasurer for another 3 years. We will strike a nominating committee: Frank is a solid choice to head the Nominating Committee.

Phil and David have talked about the AGM. We can go ahead. We can have 100 people at the Legion in Byron, and also support with Video. Recommend one person per each household to keep numbers low. September 29th, 30th, October 6th, 7th. Video Zoom support could be arranged.  
**AGM September 29th, Wednesday. 7 pm**

**4. Old Business:**

**a. Roadway and Pavers**

Crack filling was completed, 3500 linear feet was completed. Some cracks near Vince's unit not complete-follow up required. Looking for quote for Pavers - \$4/sq ft last year. For safety issues, some need to be fixed.

**b. Painting**

**Next step from prior meeting: Determine number of wooden windows/doors which require painting; garage/front doors - and see who wants the work done.**

Quotes received for painting - (3 companies) - CertaPro quote includes garage doors, front/side doors and windows. Wooden garage doors/windows - assessment in the scope of the project.

Timing is a bit of an issue to get the work done.

Email may be the right approach to owners

1) Do you have wooden windows, doors, garage doors?

2) Do you plan on replacing them in the next 2 - 3 years?

David will draft the email for Frank to send out. (Phil to review)

Masonry quote for several units 0 \$2695.00

Move to proceed, JW second AD, approved.

TLC -stepping stones required to due water leaking into basement.  
Cost \$894.30. Phil to go back to TLC

Henry and Tyler supporting smaller ticket items

### **c. Pool**

Pool cleaner purchased a few weeks ago. Needs to be put in/and taken out - and that has been arranged. Ron has indicated that the pool cleaner is full of needles but it does appear to be working.

No changing to the regulations at this time, but it appears other pools are “more” open.

Phil to talk to Ron and/or Health Unit

### **d. Landscape - remote mowers**

Working at night. One behind David was working; one behind golf course, still cutting. The one behind Vince - home base needed to be changed. Two things happened, wiring needed to be changed, and that mower needed a new chip. When the grass with thick and wet, they did a cut with the power mowers.

## **5. AGM date: Phil Nagle**

Set for September 28th, 2021, Byron Legion, pending Phil can make the necessary arrangements, and fulfil the notice requirements.

## **6. New Business**

Insurance appraisal for replacement costs; fee \$1695 plus HST. Last one done in 2014. This is for the Condo insurance policy - we need to be 90% insured. Replacement of a base unit. These assessments get done every 3 -5 years.

Agreement for the assessment to be done.

Shredding documentation - needs to be done and will be costed.

BBQ - No spring BBQ; Ask Jim to see if we can book at Highland/West-Haven.

Insurance Risk for walkers/bikers in our area. Liability risk to be cognizant.

## **7. Future meeting**

Planning for AGM

Note to homeowners for wooden doors, that will not be replaced

Quotes to review

Strategy for analysis for monthly fees - Opportunity to present at AGM -

Send out to Board.

Meeting adjourned 4:50 pm