

**Agenda and Minutes MSCC #644
Wednesday, March 10th, 2021
2 pm Virtual Call**

**Hazel Lanes
Board of Directors' Meeting**

**Attendees: David Girvan (DG), Jim Wagner (LW), Vince
Anthony JVA, Lynne Finn (LF) and Phil Nagle (PN)**

Regrets: Angie Difruscia

Agenda

**1. Approve Minutes of December 15th, 2020
JW approved; VA seconded. Approved**

**2. Financial Update: Jim Wagner
Jim reviewed the financials and the budget, and has updated the
financials. We have cash to operate. The \$69k will hit the books in
March; pay the annual amount of the insurance, and saves \$3k on
paying over time.**

**For the first two months, we have a surplus; but we had held off
some cheques so we should be balanced.**

**FS issued by accountants shows shortfall for '20 of \$11k; so we are
in good shape.**

**We will update the Budget for irrigation.
Approval required for the changes in the Budget; so after all have
reviewed, we will seek each Board members approval.**

**To Do: email Jim with your approval or questions
JW approved/VA seconded the review of the financials and budget**

Vince has done a lot of work to create a tool to help forecast costs; and it is felt that we need to advise Owner's what it costs to run our Condo corporation - and the realization that costs will continue to go up.

The tool is valuable going forward to explain issues/and support increase decisions.

3. Review 2021 Budget: Jim Wagner

Phil shared the financial statements - audit was considered clean. Fund balances/operating deficit. Shortfall on Reserve Fund, likely based on rate of return. We do not have to make up the shortfall, but we need to be aware of it.

David has some forms to sign; Jim will be the second signature. Arrange time with Annette to attend the office (9 - 2 daily)

4. Board Positions

a. Jim and David terms end

Jim will continue as Treasury; but David is looking to move on.

5. Potential AGM date: Phil Nagle

TBD - May is target date but we will need to be guided by Middlesex Health.

6. Old Business:

a. Roadway cracks and gutters

Several concerns raised. Help reduce the need for major work. The concrete curbs is the larger issue. Estimate required

b. Painting - wooden doors and windows, garage and front doors due this year

A bit of a survey is required as to which units have wood windows etc; and how we paint the garage doors.

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

c. Security cameras

Security system might be too expensive and less effective than our neighbours at 1200 Riverside. Maybe discuss further residents at large. For discussion at the AGM.

d. Insurance and liability issues

Shared liability between the condo corp and the owner. Our unit boundaries include the driveways, walkways. We have a service agreement to clear the snow from driveways, walkways, and salt the walkways/porches.

Owners need to be aware of guests/and owner's need to take responsibility for their unit/driveway/walkway.

e. Landscape - remote mowers

David (TLC) and Frank - Discussed moving to the remote mower option with TLC. April cleanup and then have the remote mowers work for May - September. This will reduce the noise in the community as an added benefit.

TLC would like to use more robotic mowers as we hit 2024.

This is new technology and we are the first; we will assess as we go along. We may be asked to be involved in some publication in the future. Good mandate for environment.

No change to our service agreement at this time.

Zero increase for the next 2 years, and 2% increase years 3/4 proposed; and will be reviewed at the end of the pilot.

TLC contract has been presented and we are moving to electronic mowers; it is a four year contract, with no increase for two years due to the trial of the mowers; and a planned increase in 3/4 years of 2%. David (TLC) said he would be transparent with the numbers to support the planned increase.

We will sign the contract to lock in our costs, and review as necessary.

7. Spring BBQ

TBD - monitor and determine

8. New Business

Spring walk around - to be determined (AGM)

#69 is a rental unit

#9 sold

#19 to be determined

9. Future meeting date and adjournment

We will review - and connect as required.

Adjourned 4:15 pm