

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
WESTMOUNT PARK TOWERS HELD ON APRIL 11, 2019, AT 4:45 P.M.  
IN #102\***

Present:

Jean-Pierre Picard	Margaret Bentham	William Epstein
Eric Kaplan	Cynthia Telio	Sandor Klein

Regrets: Robert Bishin

Invitees:

Francine Marcoux

Nancy Rafman, for item 1

Anthony Jutras, for items 1 and 2

John Stephens, for items 1 to 3

1. Nancy Rafman (604) addressed the board regarding damages to the floor in her unit, the adjustment of her claim, and her request that the syndicate cover the cost of replacing undamaged flooring in the bedroom, a portion of which is visible from the damaged area, and which bedroom flooring the insurers are refusing to cover. Eric Kaplan suggested that the problem could be dealt with by introducing a visual break between the area repaired and the area not repaired, flush with the flooring. Eric reported that when a similar situation arose at his unit, he covered the cost of repairing what the insurer would not cover. The board was of the view that the syndicate acts for all co-owners and that it is not the syndicate's responsibility in the circumstance described to pay for the cost of repairing an undamaged area when the insurers are refusing to pay.

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\* Draft minutes subject to approval and/or correction at the next board meeting

2. Anthony Jutras of Aspler Joseph Jutras, who is our insurance broker, addressed the board regarding various matters including
  - a) the implications of Bill 141 for our syndicate;
  - b) the need for an up-to-date evaluation of our building prior to our next insurance renewal;
  - c) the shrinking market for insurance on residential condominiums and the likely increase in our premium when our policy renews; and
  - d) our possible claim in relation to water damage suffered in units 604 and 606 and his advice that, in order to keep as good a claim's record as possible, we make no claim where a claim is not significantly in excess of our deductible.
  
3. John Stephens (408), our webmaster, advised the board that the consultant who set up our website is no longer available to update it, and that Wordpress, the host of our site, has changed its setup, so that we can no longer post minutes properly in both languages as required. He presented alternatives available to us for dealing with the situation, as follows:
  - a) Seek help from another consultant to update our existing WordPress site;
  - b) Rebuild and move our website to a simpler platform, SquareSpace. This platform permits fewer features than Wordpress but would allow us to do almost everything we currently do; it would not, however, allow co-owners to change their email addresses on the website itself; and it might require a common password rather than individual passwords.

John indicated that he would study the matter further and get back to the board with his suggestions at a later meeting.

4. The agenda is approved, with some additions.
5. The minutes of the board meeting of March 21, 2019, are adopted as published.
6. Manager's Report and business arising therefrom.
  - a) We have hired a weekend doorman, Jean-Léo DeRepentigny: he will start work this Sunday. Jean-Léo comes to us with 25 years' experience, having worked most recently at the Belmont where his job ended when the Belmont replaced their doormen with security guards.
  - b) According to the rules in place, co-owners must replace their hot water tanks after ten years in operation. To facilitate such replacement, the syndicate will be getting a quotation for the replacement of many hot water heaters.
  - c) The board was informed that last Saturday the doorman then on duty allowed a co-owner to take delivery of furniture. Our doormen will be reminded of the rules in place regarding the use of elevators for large deliveries and household moves (By-law 26 Elevators, and By-law 29 Moving). Sandor Klein will look into whether these by-laws need updating to make our rules more explicit.
  - d) We are still waiting for quotations for the installation of leak detectors.

## 7. Varia

- a) Jean-Denis has seen the garage floor cleaning machine (mini-Zamboni) in operation at another building managed by our manager. Jean-Denis noted that given the volume of dirt, hosing down will still be necessary during the winter. In order not to create a huge deficit artificially, the purchase price of approximately \$36,000 can be funded from monies budgeted for special projects and treated as prepaid expense.

- b) The text of a letter to co-owners requesting information regarding any deficiencies in the recent work affecting their units was discussed: Eric will revise the text and the letter will be sent soon.
- c) A response to Gary Ikeman's letter regarding the control of short-term rentals will be prepared and incorporated into the president's address to the next Annual General Meeting scheduled for **Tuesday, April 30<sup>th</sup>**.
- d) In the context of the design work in relation to the renovation of the entrances and landscaping in front of the building, Eric Kaplan noted the lack of documentation delimiting the extent of the terraces. The board accepted Sandor Klein's view that if and when the exterior terraces are renewed, their areas should remain the same as they are currently.
- e) The board has agreed to accept the quotation of Lavage de vitre Leclair Inc. to wash the windows of our building for the same price as four years ago. Work will commence after Rainville completes its work.
- f) Cynthia and Margaret suggested new uniforms for our doormen i.e., charcoal-coloured three-piece suits, with the vest to be worn in summer. The board accepted this proposal.
- g) Cynthia and Margaret (the Decorating Committee) conveyed the request of a co-owner for improvement to the decoration of the third-floor common areas and advised of the need to replace artwork that has fallen down. They sought confirmation that the unspent decorating budget from the last two years when work was postponed due to our other projects is carried forward to the coming year. The board confirmed this, all the while suggesting that expenditure be kept to no more than twelve thousand dollars.

The meeting adjourned at 6:25 P.M.

Co-owners with comments or questions for the Board are encouraged to attend at the beginning of any scheduled board meeting.