

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
WESTMOUNT PARK TOWERS HELD ON MAY 22, 2019, AT 4:45 P.M.**

IN #102*

Present:

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

Invitees:

Francine Marcoux

André Telio (for item 1)

1. André Telio (701) informed the board that our bulk internet contract with Videotron provides internet speeds for downloading and uploading that no longer correspond to modern needs. A Videotron representative told him that he could not upgrade his own service by itself, but that an upgrade could only be achieved by modifying our bulk contract. Sandor Klein will discuss our options with Videotron and make recommendations to the board.
2. The agenda is approved, with some additions.
3. The minutes of the board meeting of April 11, 2019, are adopted.
4. The following officers are appointed:

President	Jean-Pierre Picard
Vice-President	Eric Kaplan
Secretary	Sandor Klein
Treasurer	William Epstein
5. Manager's Report and business arising therefrom.
 - a) The manager reported on cooking smells in some units. Robert Bishin then advised of garbage smells in the western portion of the ground floor garage, apparently coming from the ventilation

machinery located at the far west end of the ground floor garage. We will get quotations for looking into the problem from BLM Refrigeration and from Nevada Building Mechanical Systems (Sebastien Blain);

- b) The manager will send board members copies of the quotations that were received for the evaluation of the amounts to be held in the contingency fund and the self-insurance fund.
6. Review of Financials as of April 30, 2019, and receivables. The financial situation is on track, as per our budget. Without having the receivable list in hand, the manager reported that receivables were also in good order; that two co-owners in arrears for some time will be charged interest, and that the receivable list will be sent to board members shortly.
7. Existing by-laws 26 and 29 entitled “Elevators” and “Moving” are replaced by a new by-law 29, as follows:

Moving, Deliveries and Removal, and the Use of Elevators

The following rules and regulations supplement the rules and regulations in the Declaration of Co-ownership. Particular reference is made to Articles 20 (10) and 21 (2) dealing with the co-owner’s liability for damages.

Moving, as well as large deliveries or removal that is liable to damage the elevators if they are not protected, shall take place only during normal working hours (8:00 a.m.- 4:30 p.m.). Such moves and large deliveries or removal are not permitted on Saturday, Sunday, statutory holidays or important religious holidays.

No moving shall take place without a prior reservation of the date and time, agreed to in writing by the manager. For large deliveries or removal that is liable to damage the elevators if they are not protected but that fall short of a “move,” co-owners and other occupants shall reserve elevators by telephoning the superintendent at 931-2811 several days in advance.

The party moving shall in advance pay a charge of \$125.00 to cover the cost for an attendant overseeing the move and the covering of walls and floors or columns in the elevator and elsewhere. A fee of \$50.00 shall be paid relation to deliveries and removal that is liable to damage the elevators if the elevators are not protected but that do not constitute a "move."

Articles coming off the moving truck or being delivered or removed shall be placed directly into the elevator: they may not be parked in and around the lobby or in front of the elevators.

Large items cannot be placed in the elevator until the special wall coverings/pads are installed.

Movers shall use only one elevator at a time.

Co-owners and other occupants are responsible for damage caused to the elevator or to other parts of the common areas by movers whether wall and floor coverings are used, or not.

8. Varia

- a) Our treasurer will regularly review our bank statements and cancelled cheques, as a matter of good practice and routine.
- b) The board discussed the suggestion, made by a co-owner at the last annual general meeting, that our current ban on rentals for less than one year be replaced by a ban on all rentals. The board was of the view that the situation did not warrant depriving co-owners of the right they currently have to lease for periods of longer than one year.
- c) The co-owner who has a tarpaulin and flattened cardboard boxes in his parking space to protect the garage floor from oil leaks will be told that the tarpaulin and cardboard boxes must be removed, that no vehicle may be parked in our garage that is leaking oil, and that the oil spill will be cleaned at his expense. Another co-owner whose car leaks oil on our garage floor will be similarly advised.

- d) The manager will advise co-owners where there is a problem of cigarette or cannabis odours coming from units to install appropriate filtration systems in their units at their expense. When this was done by a co-owner on the seventh floor, the problem of cigarette odour was resolved, apparently at no great expense.
- e) We will purchase a mini-Zamboni for garage floor cleaning only after the remaining garage work is complete.
- f) Water damage in unit 604. The co-owner will be advised to put pressure on her own insurer to commit to the amount they will pay. Only then will the board decide on the cost to be absorbed by the syndicate.
- g) Eric Kaplan presented preliminary drawings for the renovation of our entrances and landscaping at the front of the building, prepared by Studio MMA Architecture + Design. Co-owners will be invited to an informal meeting on Thursday, May 30 at 7 p.m. so that they can see the preliminary drawings and express their views. A special meeting of co-owners will be called to obtain the required formal approval once plans have been finalized and before tenders are called.
- h) All patio stones on the third-floor terrace are to be lifted and reset.

The meeting adjourned at 6:35 P.M.

Next Scheduled Board Meetings at 4:45 P.M. in # 102

Thursday, June 20, 2019

Thursday, July 18, 2019

Thursday, August 29, 2019

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

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