

# Ottawa-Carleton Standard Condominium Corporation No. 815

## Meeting of Board of Directors-Redacted Minutes

January 14, 2025

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### Present:

Catherine Zongora - President

Daniel Major - Treasurer

Luc Lapointe Director

Peter Camp – Director

Logan Smith

Guest Damien McLaren

Gerry Bourdeau - Management Consultant – CMG

Monica Murad – Condominium Manager – CMG

Tanya Rowen – Minute Taker

### Regrets

Michelle Joos – Director

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### 1. Opening of the Meeting

The meeting was called to order at 7:06pm by Catherine.

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### Off Agenda:

Presentation by Damien McLaren & Logan Smith (MyRate & Everything Else Energy)

RPM Group:

Key Points:

- Corporation had entered into an agreement approximately 5 years ago and as a result there was some savings recognized on utility usage.
- Services: Bill audit, LED lighting in common areas, Power factor Correction
- Core of the program is around supply for natural gas and hydro. Price is fixed, no load bouncing, no additional fees.

- Programs that help manage your books. At the end of February, the corporation ages out of this program. Options are to extend the condo's program and forward registration with today's price.

Board discussion and questions:

Question: If board does not renew does the corporation transition to the regular hydro and Enbridge rate? *Yes. You can blend your current, forward registration or move back to the open market.*

Damien reviewed consumption costs vs open market. Approximate savings of \$41,000. Government rebates were applied as well during the program. Gas savings were approximately 82,000 over the term. Contract was placed during a very good place in the market, the market was low at that time.

Logan advised of the current trends in the hydro market and supply loss that is expected as demand increases.

Damien and Logan were thanked for their time and will advise Monica if the board has any further questions.

Discussion if corporation would be on a commercial rate or residential rate.

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## 2. Confirmation of Agenda

The agenda was accepted as presented including the special presentation.

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## 3. Approval of the Minutes

September 24, 2024 & November 12, 2024, Board Minutes & Redacted for Posting. The AGM Minutes for Board review and acceptance

**Motion to approve the minutes as presented.**

**Minutes were approved**

### **AGM Minutes:**

It was proposed that the draft minutes be posted on the condo's website. The board agreed to post on website as a draft.

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## 4. Financials: October & November with December Investment Statement

Discussion of Novatech invoice that possibly should be a reserve fund expenditure and not an operation expense. Gerry will investigate and move to reserve fund expenses. Board agrees (approximately \$57,000).

Gerry will examine all Novatech invoices and advise Monica.

Daniel noted water and gas are very low at this time, but it is a delay in receiving billing for commercial side. MM advised Huntingdon has yet to invoice for this. MM Will follow up with Huntington.

Financials accepted by the board.

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#### **5. Status Certificate: Most recent issue for unit XXXX, January 10, 2025**

Discussion of removing reference to payment plan and whether this is possible as agreement has been reached.

Gerry offered to review status certificate with board at a later date this due to time constraints.

Board briefly reviewed the status certificates to ensure accuracy. Monica advised that reports of noise is still emanating from the gymnasium into a unit.

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#### **6. Ratification of Decisions:**

- Mechanical Room Discontinuance
- Trane Discontinuance
- Ainsworth Shared HVAC Maintenance + Building Automation System (BAS)
- Mould Remediation—Common Corridors

Motion to ratify decisions as noted above

Motion carried.

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#### **7. Major Projects – Billable - Gerry Bourdeau will be providing an update**

7.1. Unit XXXX - not discussed.

7.2. Assumption Agreement/Commercial – not discussed.

7.3. Mechanical Room Floor Slab – not discussed.

7.4. Water Crossover – done. Will be removed from the status certificate.

7.5. Exterior Leaks – not discussed.

7.6. Audit – not discussed.

**7.7. Unit XXXX Leak** – Gerry advised that this has yet to be resolved. Guidelines of CAO are not the law but best practices only. The repair for this unit is around 1% of the budget. With this type of scenario there is a need to balance the interest of the unit owner and the corporation. Recommend that the unit owner be allowed to go ahead with the repairs. The owner has been very cooperative throughout and allowed for the opening of the ceiling in his unit, this in order to be able to access another unit. The expected savings would be minimal, and this matter has been going on for some time.

Board has approved the repairs to proceed.

#### **7.8. Unit XXXX**

GB advised that Bassi states they will be done by the end of January. Issue of electric device installed to power chandelier, on this matter Bassi is uncertain how to proceed. Other work is ongoing.

Application for compliance with the court order cannot go forward in February, another date will be set. GB will deliver cheques for Board signatures, tomorrow. There is a cheque for owner, and for the contractor, Bassi.

#### **7.9. Various Legal Files**

**7.10 Reserve Fund Study** – must be revised by EXP as they did not integrate financial details as disclosed in the budget package, as well, the special assessment was not included in their calculations. It is simply not accurate or reflecting the work that has been done and underway. GB and MM will meet to discuss.

**7.11 Mold Issue:** Quote was received from Kevin. GB spoke to him to clarify. Kevin's cost per hallway is \$2,047 which is slightly more expensive than Mico Restoration Inc.'s quote; about \$500 per hallway. Board approved Mico's quote. 17, 16, 14 and 5<sup>th</sup> floors.

Commercial last sent utility invoices in September. Monica will send another email to Huntington reminding them they are required to submit invoices.

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#### **Major Reserve Projects Reports: For discussion.**

**A. Balcony Investigation** – Chantal Wegner of EXP provides her responses to

Board questions. Estimate was \$400K and based on multiple quotes. Board can phase this project, but challenge is that cracks within the balcony will continue to deteriorate.

Discussion that work be tendered using EXP's report.

Discussion if a swing stage would be possible and Monica will have to update the board at the next meeting. Concern that project should be delayed until Davit Arms are resolved.

Discussion of how to phase project with priority to small number of balconies that require urgent repair by walking through the units and the second phase be done when the Davit Arms are fixed.

Monica to inquire of costs difference between entrance through each unit vs using the davit arms and which units are the most urgent.

Board will defer a decision until this information is received.

**B. Updated Reserve Fund Study** – The first draft is included for Board review and discussion. See notes from GB 7.11

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## **8. Business Requiring Discussion:**

**A. Capital General Contracting:** Commercial provided the quotation.

Capital will power sweep and pressure wash the garage 4 times a year:

January, March, May and October at \$1,850 + HST per visit.

MM confirmed boards approval of quote. Board approved. Board advised that often moving of vehicles is challenging MM will review communication to owners before sending out.

## **B. Presentation by Damien & Logan regarding Utilities**

Board discussed presentation and would like to hear back from them regarding pricing for both hydro and gas. Monica will consult with commercial regarding this as well. Commercial should take this over.

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## **9. Information only:**

- **Electrical** - Update from commercial. MM advised that it is an update to maintenance that is required to be done by the condos on their electrical systems. Included with the maintenance program are the corresponding regulations. Commercial needs to agree to the noted maintenance to electrical system.

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## **11. Next Meeting**

Tuesday March 18<sup>th</sup> at 7pm

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## **12. Close of the Meeting**

Meeting adjourned at 8:20PM