



Meeting Notes

Monthly Condo Board Meeting

May 12, 2009 (6:30 – 8:50pm)

Amenities Room :: Axxis Building – 650 10 ST SW

Attendees: Jim Klimes; Roger Mazzer; Claude Rezk, Roy Sudipto, Brad Bennett, Gordon Smith, Claude Ghazar, Michelle Bacanek, Farzan Nathoo

Absentees: Katherine Chen, Drakhshan Jamil, Dave Kahlon

Regrets: None

MINUTES

1. Meeting of the Board of Directors was called to order at 6:35 p.m. by Jim Klimes, acting as Chair in absence of elected Office Bearers as was decided during the AGM.
 - Jim welcomed newly elected and returning Board Members
 - Advised all members have to be in good standing, with their dues fully paid up, to retain their positions in the board
 - Board members are expected to abide by the rules and regulations of the Condo Board, uploaded in the portal in addition to applicable statutes and laws as deemed applicable
 - This is a commitment that the Board members are expected to live up to through the period of their participation as Board members
 - The Board through its involvement in the past can claim for significant success in various areas of the Condo operations
2. **Quorum** established
3. **Additions to the Agenda**
 - AGM: Development during and post AGM.
 - Jim advised that attendees had mixed feelings of the developments in the AGM and they had communicated their feelings through e-mails, samples of which were distributed among Board members
 - New Board – Goals, Criteria, Expectations
 - Jim advised that the new Board should start with a balanced view and a positive note
 - There is a need for continuity in the Board's decision making process from the past to present board. Abrupt changes won't help to maintain good relations with Consultants and Contractors, who would be needed for executing various maintenance works that the building is undertaking.
 - Past Minutes – April Minutes approved via e-mail. March had no quorum and hence no minutes
4. **Resignation** – With the above discussions Jim expressed his desire to resign from the Present Board. He mentioned that he will always be available for any advices that may be needed from him due to long years of his experience in working with the Board.
5. **New Board Members** –
 - Brad Bennett: Chartered Accountant
 - Roy Sudipto: Engineer and Project Manager
 - Claude Ghazar: Chemical Engineer and Project Manager
 - Claude Rezk: Engineering and Business
 - Michelle Bacanek: Consultant, Oil & Gas business
 - Farzan Nathoo: Gas Trade
 - Gordon Smith: Engineer, Water Supply
 - Roger Mazzer: Senior Project Manager, York West

Absent board members will be introduced to the new board in the next meeting that they present themselves.

6. **Financial Report** – To be previewed by elected officials of the new board

7. **Approval of the Minutes** – None pending. Await AGM Minutes draft for approval by Board members.

8. Old Business

- **Manager Report** – This report will be prepared by York West, the current one was distributed among Board members
- **Security:** Reminder to residents to watch the Parkade door close without anyone coming into/out of the building unauthorized. Also discussed on some observations related to Security and recorded in the Condo Video.
- **Website:** Site is live and available. Contents will continue to be loaded onto the site. <http://axxis.condo-x.ca>
- **Lobby Renovations: Completed.** Furniture is in, await tiles to be sealed followed by anchoring in the upcoming weeks. Decided for no additional wall painting to be hung in the Lobby area.
- **West Elevation:** Contract to be signed by Board. The Contract terms will be reviewed by Michelle and Brad to look for built in Contractual clauses that need to be reviewed and any opportunity of future savings
- **Bylaws currently being reviewed by the Board:** Still an outstanding item. Board members were requested to review from the website and come back with any suggestions.

9. New Business

- **Election of Office Bearers:**
 - **Chairman: Claude Rezk** – proposed by Claude Ghazar, Seconded by Roy Sudipto
 - **Vice Chairman: Claude Ghazar** – proposed by Brad Bennett, Seconded by Farzan Nathoo
 - **Treasurer: Brad Bennett** – proposed by Claude Rezk, Seconded by Roger Mazzer
 - **Secretary: Roy Sudipto** – proposed by Gordon Smith, Seconded by Claude Rezk
- **Board Meetings:** Farzan and Michelle expressed difficulties with Wednesday schedule that have been the norm so far. It was decided that the next meeting will be held on Wednesday, June 24th and by that meeting everyone will have a look at their individual calendars to come up with a commonly acceptable solution.
- **Action Item for next meeting**
 - Roger to provide Gas Contract to Brad and Farzan for review
 - Engineering study report to be provided to Gordon and Brad for review, Roy also showed interest
 - Contract for West Elevation – Michelle to review and come back with comments before it is signed off by the Board. It was mentioned that the work has already been started by Contractor with the expectation that the Contract will be signed off by the Board in its present form. It is a Fixed price contract. It was decided that Michelle will still preview to make the Board aware of the contractual obligations for the Condo based on this contract.
 - Gordon mentioned about a missing item from the meeting agenda – Issues discussed by Residents during AGM. Roger will provide the list in the next meeting
 - How to access Lobby Cameras for different TV Service Providers – Claude Rezk/Roger will provide the information to Board members and may also be displayed in mail room for all residents.
- **Thanking of Past Board Members** – Gordon mentioned that the present Board will like to communicate their appreciation of the work by Past Board Members. It was seconded by Claude Rezk. The communication will be shared as draft among board members, Gord will prepare and share the draft.
- **Improvement of communications to Residents and Unit Holders** – It was agreed that there is a need to improve communication. The Board will look at different avenues in the next meeting. One suggestion was to leave minute copies and other important communications in Elevators for a week to allow all residents have a better look at such information. It will be discussed further in next meeting before being adopted as a practice.
- **Stampede Party** – It was decided to hold a barbeque party in the Wednesday afternoon following the Stampede as has traditionally been done. All Board members in city will volunteer for the event. Will look for any additional volunteers who may be interested.

10. **Next Meeting:** Wednesday, June 24th, 2009 at 6:30 p.m.

11. **Meeting Adjourned:** With no other items to discuss, the meeting was adjourned at 8:50 PM, proposed by Brad and seconded by Farzan.