

LANSING POINT- GMS BOARD MEETING

Date: August 8, 2023
Time: 1330
Location: GMS Office
Present: Mike McCann, Denali Gaetz (GMS)

#	Topic	Lead	Reference Documents
1.	Call to Order, Adoption of Agenda	Chair	Agenda
2.	Approval of Previous Meeting Minutes	Chair	

FINANCIAL				
	PERIOD	MAJOR OBSERVATION	ACTION	TIMELINE
1.	SECOND QUARTER	After going through the financials provided by GMS and doing projections to year-end it is possible to have a surplus of approx. \$2,000 by year's end.	Depending on the quote to paint the gate and "command post" there may be sufficient funds to have this done this year.	This summer

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Action Tracking List					
	ISSUE	WHO	CURRENT STAUS	NEXT STEP(S)	TIMELINE
1.	Banking Information Updated	GMS	2023-08-07 We signed the final document allowing the transfer of the GIC to CIBC from BMO. This is Reserve Fund money	None required	N/A
2.	Reinstallation of Sump Pump	GMS	2023-08-07 The work has been completed and under the original quote	Ted and Mike to close trench and reinstall the sump pump within the next two weeks.	2 weeks
3.	Quote to Repair Sidewalk Entrance to Building B	GMS	2023-08-07 We will hold off on getting a quote until we know what is happening with the water from the YG ditch	Review status at next meeting	September
4.	Common Property Insurance Options	GMS	2023-08-07 Our reassessment of replacement cost for both buildings has been sent to three companies. Awaiting quotes	We will need to meet late August to review quotes and make a decision	End of August
5.	Vents Building B	GMS	2023-08-07 A solution of installing a one-way flapper “valve” at the point the dryer vent enters the wall will be tested in unit 206	GMS will get Restoration Services to make the install	Withing the next two weeks
6.	Hot Water Tanks and Smoke/CO2 Detectors & Insurance	GMS	2023-08-07 We have approximately 50% of the units now providing this information	GMS will reach out again and offer support to those who have not provided the information	Review next meeting

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7.	Sub-surface Report & Next Steps	GMS	2023-08-07 We now have the report and its recommendations	Review the report and present to Owners Options for moving forward	Discuss with Owner's at a meeting in early October
14.	Deep Cleaning of Interior Common Areas	GMS	2023-08-07 To take place August 12 th weekend	GMS will inspect once they are finished	Review next meeting
15.	Intercom Issues/FOBS and Phones	GMS	2023-08-07 GMS is trying to find a solution to our older intercom system not accepting modern cell phones	GMS to update at next meeting	Review next meeting
16.	Rental Units	GMS	2023-08-07 We now have information on all renter's	No further action required	N/A
17.	Re-assessment of property value	Board	2023-08-07 We have the report. The property has been reassessed at \$14,100,000.	This report will be shared with insurance brokers as we seek quotes for coverage in 2023/2024	Review at end of August
18.	Windows	GMS	2023-08-07 Amy's window has been replaced and we were able to fund it out of the Repair and Maintenance line. Rapid did an initial assessment of Saskia's unit and agreed there had been some water penetration around a window but was not able to determine the cause. They felt that the next step may involve hiring a lift and pulling the siding around the affected window	GMS will reach out to the owner in attempt to get a better sense of what the current state is and what they may or may not have done.	Review and update at next meeting

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			in order to determine what was happening. There seems to have been some issue with co-ordination with the owner and whether the issue is still happening ... there had been some suggestion that the owner had pulled trim from around the window and inserted spray foam. This is unconfirmed.		
19.	Roof and Solar	Board	2023-08-07 Ted had suggested that there could be monies available from various government initiatives to install solar.	Ted was unable to attend the meeting. Update at next meeting	Update at next meeting
20.	Bollard Repair	GMS	2023-08-07 Last summer we had all the bollards painted and those requiring repair fixed. In the spring we noticed that paint was peeling/flaking off of a number of the them and some of the repair work may have been done using drywall plaster (which deteriorated and feel off) These defects were pointed out in April and the contractor agreed to correct the problem at no cost. As of this meeting the work had yet to get done.	GMS indicated (had assurances) that the work is to be done this week.	Review at next meeting

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DECISIONS REQUIRED		
Dates for Upcoming Events: 1. Fall Window Washing	Board	To be scheduled for the middle of September (before the water is turned off)

DISCUSSIONS		
Owner's Fall Meeting & 2024 Budget Discussion	GMS/Board	An Owner's meeting will be scheduled for the first week on October. To be held at the Library with a Zoom link being made available. We should have our 3rd Quarter Variance Report ready for this meeting. Purpose of the meeting: 1. Review and discuss the Geotechnical Report ... Adam to attend 2. Provide an update on status of current finances. 3. Talk about the 2024 budget (what is anticipated for price and volume increases) and priorities for owners e.g., expanded lawncare contract, fence repair, minor painting and siding repair
Winter Contracts: 1. Snow Removal 2. Sidewalk Snow Removal	Board/GMS	GMS to get quotes for snow removal from the lot and for sidewalk clearing.