

# **GH Board Report, May, 2019**

Your Board met on April 29th, and we dealt with a lengthy agenda that lasted well over two and a half hours.

We approved the recommendation from the engineer regarding the garage repair. The contractor will begin work on June 1st with a projected completion date at the end of September/early October. During this work cars will have to be removed from the garage in affected areas, according to the schedule set out by your manager. You will be notified of all the details when they are available. During the work there will be very limited visitor parking so your cleaning ladies and other visiting workers may not have a place to park. Also there will be absolutely no parking allowed by residents in the outdoor lot even for a few minutes, unless designated to do so by the manager. Parking passes will be issued from the office when your vehicle needs to be outside and information about where you may and may not park will be provided.

Because of this work, the garage will not be cleaned this Spring. The contractor will attempt to remove accumulated salt and sand but if it is under your vehicle this will not be possible. Those of you who are able and willing, can sweep your own space and leave a pile of salt/sand in between the cars or at the end of your spot which will ensure your spot is clean and cut down on the salt and dust flying around during the repair work.

This work will be logistically difficult to arrange and your Board of Directors hope that you will be patient and cooperative with the staff as they attempt to get it all done in as efficient a manner as possible.

Although painting of the garage is not technically part of this repair, your Board approved that painting be done in conjunction with the repair work.

The Board discussed staffing at Grand Harbour in detail. We are concerned that owners are not getting a fair return for expenditure with regard to security, and we are exploring options for the future that may make better use of technology to provide the needs of our community. We are having a joint board meeting with Water View in early May to discuss this issue.

Quotes were received for modernization of our elevators. The cost is very high (400+K) and we will have a large depletion of our reserve fund to pay for the garage repair, and within two years we also need a large depletion for building exterior repair. We decided that it is not prudent to spend money on the elevators until those two major items are taken care of.

The issue of safety and security in the garage has been debated at several recent board meetings. At this month's meeting we asked management to reconfigure the garage door so that we can close it with our garage door openers after we enter. This will stop persons from gaining easy access to the garage for the purpose of stealing bikes or other property and hinder vandalism. It will only work, though, if all residents take the time to push their openers after they are inside the garage. Detailed instructions about when this will begin and how it will work will be forthcoming from management.

Our plumbing stacks are jammed with grease, and all our risers need to be flushed. Details will be provided, but this work should begin soon.

We approved the expenditure necessary for needed roof repairs.

Several other items were discussed, including the potential significant extra cost for insurance in the coming years, potential balcony repairs, and a pending (June 4th) fire inspection of our property

Our annual spring swap will take place on the weekend of May 24th, 25th (Victoria Day is May 20th this year). The dumpster for disposal of large items will be located in the Water View parking lot this year.

We remind you that a special owners meeting will take place on May 22nd. If you do not plan to attend, it is essential that you turn in your proxy to vote for appointment of the auditor. Ask Sam, if you need help filling in your proxy.

*Susan Bracken*, for your Board of Directors