

# 2019 The Marquis Condominium Town Hall Meeting #1

January 15, 2019

On January 15 the first Town Hall Meeting was held. It was well attended with more than 60 owners/residents present. The meeting gave the Board of Directors an opportunity to provide an update on the recent major projects and to receive feedback on issues important to our community. Below is the summary of the meeting outcomes.

## Major Projects

### Plaza Membrane Repairs:

Both the North and South Projects are essentially complete with only a few tidy up items such as landscaping and painting remaining to be done.

## Costs

<u>2017 South Plaza Membrane Replacement Project</u>		<u>2018 North Plaza Membrane Replacement Project</u>	
<b>Contractor - Construction</b>		<b>Contractor - Construction</b>	
Burton Base Contract	590,342	Burton Base Contract	472,290
<b>Adjustment to Base Amt:</b>		<b>Adjustment to Base Amt:</b>	
Additional sidewalk repairs	2,573	Pergola lights and conduit	11,760
Removal of irrigation main at SE corner of driveway	5,093	Additional concrete pad & drains, remove extra concrete	19,005
Credit for contracted work not needed	-38,641	Provide access for future additional lighting	5,299
Net Additional Heating & Hoarding	81,886	Expose structure behind old shoring	30,647
Install sealant at driveway & sidewalk	8,243	Additional plaza drain & Electrical Conduit Protection	7,537
Credit for work not done (landscaping)	-4,454	<b>Contractor - Construction Total</b>	<b>546,537</b>
<b>Contractor - Construction Total</b>	<b>645,040</b>		
<b>Engineering/Testing</b>		<b>Engineering/Testing</b>	
RJC - Base Contract - Tendering & Construction Oversight	57,330	RJC - Base Contract - Tendering & Construction Oversight	68,200
RJC - Concrete Testing	3,272		
RJC - Evaluation	3,629		
<b>Engineering/Testing Total</b>	<b>64,230</b>		
<b>Other Costs</b>		<b>Other Costs</b>	
R2D2 - New Intercom Display at North Entrance	9,499	Integrated Electric - repair of damaged power line	2,194
SpeedPro Signs - Misc. signage	1,042	<b>Other Costs Total</b>	<b>2,194</b>
Bennett Glass - Privacy screen at entrance	6,689		
<b>Other Costs Total</b>	<b>17,230</b>		
<b>Project Co-Ordination</b>		<b>Project Co-Ordination</b>	
Parterre Property Services Total	15,358	Parterre Property Services Total	13,718
<b>Project Total Cost</b>	<b>724,628</b>	<b>Estimated Project Total Cost</b>	<b>630,650</b>
		<b>Estimated 2017 &amp; 2018 Membrane Project Cost</b>	<b>1,355,278</b>

## **Elevator Modernization:**

The selection of all the contractors is complete with the upgrade work to start on February 7<sup>th</sup>. The schedule was reworked to have some of the wiring/electrical work done first which will allow the elevators to remain in operation a week longer than on the original plan. Cost of the project is expected to be \$550,000.

## **Suggestions and Concerns**

Attendees were given the opportunity to comment verbally during the meeting and to leave written comments. Following is a summary of the items raised.

### **1. Special Assessment - Contribution to the Operation and Maintenance of the Property**

- a. There was a lot of discussion over the **special assessments** and the **level of monthly payments**. The question was asked whether there were any more Special Assessments (SA) coming as we have had one for three years in a row.
  - i. *The three payments (2017, 2018 and 2019) were installments on a single SA to cover an identified shortfall in the Reserve Fund. It was decided to divide the SA into three payments to allow the owners to budget for them. The amounts and timing of the individual payment was determined by forecasting the cash flow required to cover the demand by large projects scheduled.*
  - ii. *The Board is not aware of the need for any additional one-time cash calls. The October 2019 installment is still required.*
  - iii. *A new five-year Reserve Fund Study will be coming out this year and will provide an updated guidance funding requirement.*
- b. What was **the last official published value of the reserve fund** and when?
  - i. *The year end 2017 Audited Financial Statement distributed prior to the 2018 AGM showed the Reserve Fund Assets as \$3,392,975.*
- c. Would it be better to have one all encompassing study that can be used for 1, 3, 5 & 10-year plans with estimates? This would allow for stepped increased to condo fees and special incentives allowing people to budget.
  - i. *The Reserve Fund Study forecasts the capital needs for 25 years and is updated every five years. It is a legislative requirement.*
- d. Several owners expressed opinions on how they would like to see required funds raised. Some were in favour of low monthly fees with Special Assessments when funds are needed for asset repairs/replacement. Others preferred that the monthly fees be set at a level to cover the budgeted needs.
  - i. *The present Board is committed to avoiding Special Assessments whenever possible. The condominium Act encourages the use of good financial management to avoid Special Assessments. The Act just says that the Reserve Fund must be established. The Regulations say that the Board must ensure that funds are available through contributions or other reasonable means when the RFS says they are needed. It is silent on the timing of accumulating said funds*

*An annual budget is established based on forecasted operational needs plus the requirements established by the Reserve Fund Study. This total is then used to determine the monthly fees.*

*Special Assessments are only used when large unforeseen demands for cash come up.*

## **2. Hallway Carpets, Wallcovering & Painting**

- a. I don't see why we are doing anything with the hallways. If some have wear and tear, fix them, but leave the ones that don't need it alone. \$700,000 is ridiculous amount to spend on this.
- b. Most of the carpets and wallpaper are in good shape postpone their replacement until we have surplus funding.
- c. Can the carpet installation be phased to reduce cost?
- d. Can different interior finish packages be presented to the ownership?
- e. In spite of the resistance I would appreciate the wallpaper being replaced in my hallway as it has been patched multiple times
- f. Will the pretty slate floors in the elevators remain after the modernization?
  - i. *It is understood that some areas of the building interior are aging more gracefully than others and may not need immediate renewal, all areas will at some point need to be renewed. A committee is to be struck to determine the need, timing and form of the interior common property refresh. This committee will include both Board and non-Board members. They will be tasked with developing proposed décor, materials and schedules of the project.*

## **3. Parkade**

- a. When is the Parkade Project scheduled for?
  - i. *The Membrane/Coating Project is planned for 2019. An engineering assessment of the membrane and floor cracks will be conducted after the parkade is cleaned. The restoration work will be done after Requests for Proposals are evaluated and a contract is awarded.*
- b. How long will it take and will the cars need to stay out for long?
  - i. *The duration for the work and logistics for cars to stay out are to be worked out with the contractor. Minimising disruption is a key consideration.*
- c. P1 Lobby Doors do not always latch, can they be fixed?
  - i. *This has been a constant problem and adjustments have been made to the closing mechanism. Further investigation will be made to enhance the door closing mechanism.*

#### 4. Landscaping-

##### a. **Maintain Our Garden Privately and Nicely: -**

i. *The Gazebo has been reinstalled. Efforts to restore the grounds, shrubs, trees, planters and lands scaping are planned within the annual maintenance program. Also, restoration of areas disturbed in the 2018 membrane repair program is planned in 2019.*

##### b. **Is there a way of reporting or enforcing violations by people (resident and non-resident) allowing their dogs doing their business on the property?**

i. *The mechanism for reporting resident's infraction of any bylaws is to present the case to Parterre - **EMAIL: [wecare@parterreproperty.ca](mailto:wecare@parterreproperty.ca)**. Parterre is responsible for managing the violations.*

ii. *The mechanism for reporting non- resident's dog issues is to the City of Calgary 3-1-1 site. This can be done by registering your concern in text and with pictures on City website or by phone. Evidently a written submission provides factual information.*

#### 5. Security

##### a. **Investigate installing card readers on the stairwell doors to P1&P2**

i. *When looked at in the past, the costs were found to be prohibitive. A general security review is being planned and this can be looked into again at that time.*

##### b. **Leaving the stairwell doors unlocked for the five months of the elevator modernizations is a security risk. Are there any ideas for monitoring?**

i. *the primary security measures are in place so the risk is considered acceptable.*

##### c. **Can the "buzzer" codes be changed? They are too easy so are unsecure.**

i. *If you do not want your name to appear on the directory it does not have to appear.*

##### d. **Security System Review and additional Cameras**

i. *A Security System Review and the need for additional cameras is currently being reviewed by the Board Member with responsibility for that file.*

#### 6. Dust

##### a. **What is being done about the air quality in the parkade?**

i. *a plan is being put together for air testing for the Board consideration. The testing will likely be done 2019 winter*

##### b. **How often are the filters of the ventilation vents changed?**

i. *Filters are changed on as needed. A more definitive schedule is to be defined*

##### c. **To reduce dust and noise from 6th Ave., plant more pine trees like those on the 5th Ave side.**

i. *This suggestion will be reviewed as part of grounds restoration program. The strip of land immediately north of the 6<sup>th</sup>. Ave side walk is City land and may be a restricted for City use.*

#### 7. Elevator Lobbies

##### a. **Place chairs/benches in elevator lobbies on all floors especially during elevator modernization. The long wait times are uncomfortable for many.**

- i. *To follow-up with requestors and identify floors that could be provided with chairs during elevator modernization.*

**8. Hot Tub Room Status.**

- a. What is the Status of the votes?
  - i. *Votes are not finalised.*
- b. What will be the final end use? Entertainment?
  - i. *This is under consideration*

**9. Utilities**

- a. Invite TELUS to bring fibre optic to telephone room for the tenants to access TV & Internet competitive with Shaw
  - i. *TELUS already feeds the building by fibre. The distribution within the building is the responsibility of the Condo Corporation. Using current technology, the cost would be extremely high and require a special resolution to the project followed by a special assessment to pay for it. The Board does not believe that this would be in the best interest of the Corporation as a whole at this time.*

**10. Cannabis bylaws?**

***Several legal opinions are consistent in saying that specifically controlling the legal use of cannabis within the individual units is not possible.***

**11. Board Communication**

- a. Method of direct and timely access to the Board in case of critical issues e.g. safety
- b. Residents expressed difficulty and frustration getting to talk to Board Members)
  - i. *Owners can talk to the Board at the monthly Board meetings. Arrangements should be made via the Property Manager- Parterre*
- c. The idea of an email for the Board or a contact/comment form on the website
  - i. *An email address to the Board is being established*
- d. An email address that goes directly to the Board that is screened on a regular basis is also necessary. Parterre as a gatekeeper was not the best idea. All Boards need a direct line to the people they serve, especially for complaints regarding the property manager. It is simply good governance.

**12. Comments on Town Hall Meeting No. 1**

- a. The Town Hall meetings are nice as they provide an update between AGMs.
- b. Thanks to the Directors for volunteering your time
- c. An email address that goes directly to the Board that is screened on a regular basis is also necessary
- d. All Boards need a direct line to the people they serve, especially for complaints regarding the property manager. It is simply good governance.
- e. Can smaller Town Hall Meetings e.g. by floors be held for smaller portions of the building to reduce crowding?

