

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION
MEETING AGENDA – Monday, December 11th, 2023, at 4:30PM
At the ECC and on ZOOM

Meeting Minutes

Meeting was called to order at 4:39pm. Board members present were Ronald Adam, Margaret Andrade, Andre Charlebois, George Crawford, Gervais Deschenes, Francois Lefebvre, Jacinthe LeJeune, Carmen Oprescu and Viviane Schofield. Also in attendance was LCAM, Tiffany Sterling of FYVE. A quorum was established.

MOTIONS to DISPENSE with the reading and to APPROVE the following Minutes:

- Minutes of Board Meeting held March 23rd, 2023; **Motioned by Jacinthe Lejeune, Seconded by Carmen Oprescu. Motion carried unanimously.**
- Minutes of Annual Member’s Meeting held March 23rd, 2023; **Motion by Andre Charlebois, seconded by Gervais Deschenes. Motion carried unanimously.**
- Minutes of Organizational Meeting held March 23rd, 2023; **Motioned by Francois Lefebvre, seconded by Jacinthe LeJeune. Motion carried unanimously.**
- Minutes of Special Board Meeting held July 10th, 2023; **Motioned by Jacinthe LeJeune, seconded by Carmen Oprescu. Motion carried unanimously.**
- Minutes of the Special Board Meeting held August 17th, 2023; **Motioned by Gervais Deschenes, seconded by Ronald Adam. Motion carried unanimously.**
- Minutes - Special Board Meeting, held September 21st, 2023. **Motioned by Francois Lefebvre, seconded by Carmen Oprescu. Motion carried unanimously.**

NEW BUSINESS:

- **1. MOTION to CHOOSE the General Contractor to complete the work on our buildings and in our common areas, following the 40-Year Inspection:** Bids from two different contractors were discussed. Mr. Gervais Deschenes, VP buildings and common areas, presented the bids, along with a detailed analysis of their comparison, and of previous experience working with these two contractors. It is MOVED by Gervais and SECONDED by Ronald:
 - **To APPROVE** the choice of Global Construction for the contract on the follow up work to be done on our Buildings and in our Common Areas, following the 40 Year Inspection Report sent to us by TRC Worldwide Engineering, and which was posted on our website to allow all owners to read the Report;
 - **To AUTHORIZE** the President and the VP, Buildings and Common Areas, to negotiate the contract, and
 - **To AUTHORIZE** the President to sign the contract in adherence with the presentation made at this Board Meeting.

The Motion carried **unanimously**.

- **2. The Roofs – Update:**
 - **7100:** Viviane updated the membership that 7100 is almost completed apart from the drainage on the balcony roofs. Best roofing has been instructed to make the repairs before final payment will be issued.
 - **7200:** Gervais is in the process of obtaining bids for 7200 and the current roofers have been asked to supply a bid as well.

- **3. The Inverrary Association:**
 - Following an update from Viviane pertaining to the proposed Inverrary Association budget which would include maintaining City landscaping, the membership is on favor of Viviane voting against the budget, unless the Inverrary Association can provide documentation proving that there is indeed a signed agreement between the City of Lauderhill and the Inverrary Association.
 - Michael McNeil reported that the Inverrary Association is doing a great job of maintain the property and there is great progression happening. The 1-year anniversary will be held on January 18th at the ECC, and the membership is encouraged to attend as advocates for Environ Towers 1.

- **4. The Environ Cultural Center:**
 - There will be a 3% increase in fees by the ECC, which Andre voted in agreement as a representative.
 - The ECC is testing out EV (Electric Vehicle charging stations) and André and Gervais will keep us informed going forward.

- **5. Recycling:**
 - Francois made a presentation following a meeting with Waste Management and gave details of how the garbage vs recycling should be managed. The board will further discuss processes to put into place and present at the next board meeting.

- **6. Rental of Units:**
 - Josie Bernier read a letter drafted to the board to consider allowing the rental of units within the community. Several homeowners expressed thoughts about this subject. The board is open to allowing the membership to vote for rentals. A **committee will be formed** to establish parameters prior to a vote going out to the membership. Headed by Andre Charlebois, the Rental Committee will consist of André Charlebois, Francois Lefebvre, Carem Costa, Tim Ahlborg, Virginia Jackson, Carmen Oprescu, Mario Lamarche, Jacques Azoulay, and Francois Allaire.

It is **MOVED** by Francois Lefebvre, to **included topics of Security Camera system, Building Captains and Spa Timers** on the evening's agenda for discussion. **Seconded** by André Charlebois. Motion carried unanimously.

Note: Margaret Andrade left the meeting.

- **7. Security Camera System:**

- Mr. Gervais Deschenes, VP buildings and common areas, presented the bid, along with an analysis of the contents of the bid, and of previous experience working with this contractor. It is noted that the computer monitors to be installed at the Guardhouse are not included, and this will be an expense that will be treated separately... It is **MOVED** by Andre Charlebois and **SECONDED** by Ronald Adam:
- To **APPROVE** the choice of John Brio Security Cameras;
- To **AUTHORIZE** the President and the VP, Buildings and Common Areas, to negotiate the contract, and
- To **AUTHORIZE** the President to sign the contract in adherence with the presentation made at this Board Meeting.

The Motion carried **unanimously**.

Note: Margaret Andrade returned to the meeting.

- **8. Building captains Update:**

- Margaret Andrade will be stepping down as building captain. A new captain will be taking over that position in May. Additional information to be announced in coming months.

- **9. Timer on the Spa:**

- An electrician has submitted a proposal on a time for the spa to ensure it turns off at dusk to aid in reducing the electrical usage in our Association.

OLD BUSINESS:

- **The FPE Electrical Panels – update:**

- All panels have been updated. Just waiting on final permits to be closed out.

- **The Dryer Vents – update:**

- 7200 is complete and 7100 will be done after the balcony roofs have been completed by Best Roofing.

HOMEOWNER QUESTIONS:

As presented by Tim Ahlborg of the Social Committee, there will be a pizza party for the community on January 11th, 2024. This will be on a BYOB basis. More info to follow later.

ADJOURNMENT: Gervais moved to adjourn; Jacinthe seconded. Meeting adjourned at 7:15pm

Respectfully submitted,
Tiffaney Sterling, CAM,
FYVE Property Management