

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING

THURSDAY, MARCH 31TH, 2025, at 5:00 PM

AT THE ECC, 3800 Environ Blvd, Lauderhill

NOTE: The President invited two guests to the table for two presentations prior to the opening of the Board meeting. The representative from AT&I security systems (Christian) and the engineer working with Grant Construction (Alexis) provided information to the Board and owners in attendance.

1. CALL TO ORDER:

The meeting was call to order at 5:57 pm.

2. ESTABLISH A QUORUM

Present:

Michael McNeil

Gervais Deschênes

Mario Lamarche

André Charlebois

Jacinthe Lejeune

François Lefebvre

Dhanny Palma

Ralph Roberts

3. MOTION TO DISPENSE WITH THE READING and to APPROVE THE MINUTES of the board meeting held March 13th,

the annual general meeting, and the organizational meeting held on the same date.

The president asked for an amendment in the title of Mario Lamarche who is Vice-president Business Affairs instead of Finance.

It was moved by Gervais Deschênes and seconded by Jacinthe Lejeune that the Minutes as noted above and amended be approved. Passed unanimously.

4. REPORT FROM THE PRESIDENT

Compliments to the Board members and others working with the Board on their hard work, dedication and commitment to the Association. In the short two weeks, or so, since we formed the new Board, we have accomplished a great deal.

The Towers1 Talk Newsletter was kicked off with a bang. Available in three languages, we have not left anyone out of the loop on what has taken place in our home. From redesigning the picnic areas, to overseeing the reconstruction of our buildings, to fixing leaks in our water systems, to finishing our roofs over our heads and to investigating exciting options for the future that will provide safety, security and generally a better place to work, live, and enjoy, you, as Board members, have done an outstanding job in such a short amount of time. Congratulations and thank you each and everyone who have worked on our Board, committees and behind the scenes.

Over the next while we will be asking for a Bylaw change that will be explained a later in today's meeting. The Bylaw pertains to the way in which the Board can pay for all the work that has be done for the forty year inspection. Back in the early days of our association, when the Bylaws were first written and approved in 1980, the Bylaws gave the Board the authority to borrow up to 75 000.00\$ to pay for repairs to the property that were not covered by normal maintenance fees. In 1980 I bought my first home in Ottawa for 68 000.00\$. Today that same

home is worth 700 000.00\$ and to build it from scratch would cost close to one million dollars. There is no doubt in my mind that the Bylaws are outdated and we need to increase the borrowing authority of the Board to function well on behalf of all owners. Our Treasurer will have more in his report on what we are proposing in order to bring some sense of relief to owners respecting the special assessments that were levied by the former Board.

A motion to receive the President's report was made by Ralph Roberts and seconded by Dhanny Palma. Passed unanimously.

5. TREASURER'S REPORT

The Treasurer reported that we have around 100 000.00\$ in our account and 132 000.00\$ in the Reserve account.

He believes that the 1 000 000.00\$ budget to finalize the 40-year inspection works will be sufficient although there is the possibility of cost overruns due to the PT Cables and the white trellis work.

The President mentioned that a concrete block manufacturer was found that may help cut the cost of the 40-year work if we must replace the trellis.

The Treasurer would like to increase the line of credit to postpone the June 15th, 2025 assessment. A proxy will be sent out shortly to effect a bylaw change, and the board will need 67 votes "Yes" to contact a bank and ask for the line of credit.

A motion to receive the Treasurer's report was moved by Dhanny Palma and seconded by Mario Lamarche. Passed unanimously.

6. REPORT FROM THE VICE-PRESIDENT BUSINESS AFFAIRS Observations on Our Condominium Association's Jacuzzi

Analysis and Recommendations Report
Presented by: Mario Lamarche, VP Business Affairs

I have been tasked by our board of directors to examine the issues we are encountering with our jacuzzi.

1. **Leaks:**

We experienced significant water leaks that resulted in the jacuzzi being closed. The leaks have been repaired.

2. **Rough Surface**

The surface of the jacuzzi is extremely rough, likely due to prolonged use of liquid chlorine. This abrasive texture makes the tub nearly uninviting before use. We are asking resurfacing companies for a quotes.

3. **Water Treatment:**

The constant use of liquid chlorine to treat the water in the jacuzzi seems inappropriate, as it has led to a yellowish color in the water, reminiscent of urine, as well as an unpleasant odor. This makes the equipment unappealing and detracts from the user experience..

4. **Impact on Filtration Equipment:**

Additionally, the use of liquid chlorine has caused premature wear on our filtration equipment, resulting in high maintenance costs and significant damage. This further underscores the need to rethink our approach to water treatment.

Our community, consisting of residents aged 55 and older, considers the jacuzzi to be a fantastic added value. However, we are not achieving optimal use.

We plan to renovate the surface of the jacuzzi to make it pleasant.

Furthermore, we will replace the filtration system and switch to using bromine as an alternative method for water treatment, which is well-suited for this type of equipment.

I am waiting for more information regarding this investment and the return on investment.

Argument for Switching from Liquid Chlorine to Bromine Treatment

As we explore the best practices for maintaining our outdoor jacuzzi, I would like to propose a transition from liquid chlorine to an alternative

treatment method: bromine. Here are several compelling reasons to consider this change:

1. **Stability and Longevity:** Bromine is more stable than chlorine, especially in warm water conditions typical of hot tubs. This stability means that bromine remains effective for a longer period, reducing the frequency of chemical additions and labor associated with maintaining chemical levels.
2. **Reduced Chlorine Smell:** One common complaint about chlorine treatment is the strong chemical odor that can often be off-putting for users. Bromine produces fewer irritants and has a less smell, providing a more pleasant experience for users.
3. **Skin and Eye Comfort:** Bromine is gentler on the skin and eyes compared to chlorine, making it a better choice for individuals with sensitivities. Switching to bromine can improve customer satisfaction, as guests are less likely to experience irritation after using the jacuzzi.
4. **Effective at Higher Temperatures:** Bromine maintains its sanitizing properties even at higher temperatures, which is particularly beneficial for hot tubs compared to chlorine, whose efficacy can decline in warmer conditions. This ensures protection against bacteria and algae.
5. **Less Frequent pH Adjustment:** Bromine systems typically require less pH adjustment than chlorine systems. This means fewer additional chemicals will be needed, simplifying maintenance and potentially reducing overall costs.
6. **Environmental Considerations:** Transitioning to bromine can be viewed as a more environmentally friendly option. It generates fewer byproducts and is less harmful to aquatic life if released into the environment.

In conclusion, switching from liquid chlorine to bromine treatment not only enhances user experience but also simplifies maintenance, making it a valuable upgrade for our outdoor jacuzzi.

A Costly Leak: Addressing Our Pool's Water Loss Challenge

This concerns the pool. It appears that either the pool or the jacuzzi is experiencing significant water loss—when I say significant, I mean a substantial amount. To put it into perspective, our pool holds approximately 45,000 imperial gallons. However, observations from

2023 and 2024 indicate average monthly losses of 55,000, 60,000, and even 75,000 gallons—far exceeding the total capacity of the pool. Moreover, this is heated water, meaning the loss occurs after it has already been warmed, increasing both our water and energy consumption. That said, we have recently repaired leaks in the jacuzzi, and we anticipate that upcoming water consumption reports may reveal a significant reduction in losses, given that the jacuzzi was a major source of the problem.

For now, I will withhold further comment on the action plan regarding the pool's water loss. I am awaiting the water consumption reports for January and February, during which the jacuzzi remained completely shut down. Once we receive the reports in April, we will be in a better position to act and, if necessary, consult experts.

This issue is unquestionably one we cannot afford to ignore. Addressing it is a prerequisite to any other modifications we may consider as part of our pool maintenance strategy.

Optimization of Pool Maintenance

Analysis and Recommendations.

1. Context and Observations

Our pool currently uses unstabilized liquid chlorine, which presents several major issues:

Safety: Toxic vapor emissions and high risk of chemical accidents, as liquid chlorine is stored near hydrochloric acid, potentially producing hazardous chlorine gas.

Equipment Damage: Accelerated corrosion of pumps, pipes, and other installations, leading to higher maintenance costs.

High Long-Term Costs: More frequent equipment maintenance and replacements, impacting the budget.

2. Recommended Solution: Transition to Stabilized Solid Chlorine (PUCKs)

To address these issues, I recommend replacing liquid chlorine with stabilized solid chlorine in PUCK form, a safer, more durable, and cost-effective solution.

Advantages of Stabilized Chlorine PUCKs:

Criteria	Unstabilized Liquid Chlorine	Stabilized Chlorine PUCKs
Safety	Toxic vapors, risk of chemical accidents	No dangerous emissions
Impact on Equipment	Accelerated corrosion, frequent maintenance	Less corrosion, longer-lasting equipment
Maintenance Cost	High (frequent equipment replacements)	Lower (simplified maintenance)
Storage	Complex handling, high accident risk	Easier and safer storage

3. Proposed Transition Plan

1. Feasibility Study

- Compare supplier offers and assess purchase/installation costs.
- Verify compliance with safety standards.

2. Pilot Project (3 months)

- Test stabilized chlorine and analyze its impact on water quality and equipment.

3. Full Implementation

- Train staff and plan a gradual transition.

4. Conclusion and Recommendations

Switching to stabilized chlorine PUCKs would significantly improve safety, equipment longevity, and budget efficiency.

Proposal to the Board:

- Approval of an immediate feasibility study.
- Launch of a pilot project to confirm benefits before full adoption.

Other observations

During my analysis, I had the opportunity to visit the pump room and made several observations that deserve our attention. As shown in the attached photos, the ceiling is in very poor condition, and the necessary repairs are already included in the permit we obtained from the City during the 40th anniversary.

I also observed that liquid chlorine is being stored inside the pump room. Even more concerning, both **hydrochloric acid (HCl)** and **liquid chlorine (NaOCl)** are being stored in the same room. This could be extremely dangerous—see the following text for more details.

Analysis

It is very dangerous to mix liquid chlorine (10% sodium hypochlorite) with hydrochloric acid. This reaction produces chlorine gas (Cl₂), a toxic and corrosive gas that can cause burns to the eyes, skin, and respiratory system, and can even be fatal at high concentrations.

Chemical Reaction

Sodium hypochlorite (NaOCl) reacts with hydrochloric acid (HCl) according to the following equation:



The chlorine gas released can reach dangerous concentrations, even in small amounts.

Main Risks

- Irritation and burns: Inhaling chlorine gas can cause severe lung damage.
- Lethal danger: At high concentrations, it can lead to pulmonary edema and be fatal.
- Violent reaction: The release of chlorine gas can be sudden and uncontrollable.

Conclusion - Never mix liquid chlorine with an acid, especially in a confined space. If an accident occurs, leave the area immediately and call emergency services.

Source:

- Lentech
- Wikipedia
- Chat GPT

A motion to receive and approve the recommendations and proposals in the Vice-President's report was moved by Michael McNeil and seconded by Ralph Roberts. Passed unanimously.

Carmen Oprescu attended the meeting at 6:23 pm

7. REPORT FROM THE VICE-PRESIDENT BUILDING

The Board will give particular attention to the carpets on the balconies. It is contrary to our rules, so there will be notices to the offenders. Similarly, plants that are not on stands to prevent moisture from resting on the balcony are not allowed.

There have been complaints received that the painting of the building does not perfectly match the wall and the stucco repairs are noticeable. The response is that it is impossible to match older paint and stucco but the company is making its best effort to blend everything together.

For the roof of the 7200 we had the city approval. We are waiting for the manufacturer's warranty and a letter from the roofing company confirming their responsibility concerning the leaks in apt 802-7200.

The 7100 sprinkler water pipe leak will be fixed shortly as we are waiting for parts to finalize the repairs.

We need to go forward with our elevator modernization and the Door lock monitoring system. These items will be expensive, but we do not have any other choice as this is mandatory by law and should have been done some time ago. The fire marshal gave us a formal notice.

The pool pump room needs repair, but this may have to be addressed next year due to budget constraints.

A motion to receive the report was moved by Ralph Roberts and seconded by Mario Lamarche. Passed unanimously.

8. REPORT FROM THE VICE-PRESIDENT ADMINISTRATION

We have an urgent need to reduce our cost of Insurance. It represents 40% of our annual budget.

The task force (Gervais Deschênes, Vivian Schofield, Mario Lamarche, Michael McNeil and Jacinthe Lejeune) met 4 brokers. The association is with the same broker (USI) since 1996. We hope that challenging this broker and telling him that we are shopping for best coverage at the best price will encourage our current broker to do better.

We are expecting at least a 10% decrease of our premium.

It was noted that the new roofs and the 40-year certification will help decrease our premiums.

A motion to receive the report was moved by Mario Lamarche and seconded by Dhanny Palma. Passed unanimously.

9. COMMITTEE AND TASK FORCE REPORTS

A) Social committee

The Committee put on a Hotdog Pool Party for the membership and their guests in March 2025. It was well received and most everyone had fun. Special thanks to Casian Oprescu for his DJ services which again brought festive music to the event.

The Committee has been planning three future events. One is planned for the Summer, one is planned for the Holiday Season, and one is planned for the Winter of 2026.

The Committee will be turning in a couple of receipts for the purchase of future supplies.

The Committee has a recommendation for the Board. We would like to have the four cabinets over the sink be designated as storage for our supplies only. We request that Felix be given the task of installing padlock hardware to the one cabinet that does not presently have any and purchasing two identically keyed padlocks. The Social Committee would retain one key, and the Association would retain the other one. These cabinets are presently being used by the Social Committee but are unsecured.

Tim Ahlborg, as chairperson, would like to thank Jacinthe Lejeune for her service to this Committee over the last few years. Jacinthe was a great help in past events but has stepped off the Committee to focus her efforts on her ever-increasing HOA Board duties. I would also like to welcome Dhanny Palma to the Committee. Finally, I thank Charlyne McNeil, Carem Costa, and Joanne Guénette for their service on this Committee and to our Association.

A motion to receive and accept the recommendation of the Social Committee report was moved by Gervais Deschênes and seconded by Jacinthe Lejeune. Passed unanimously.

B) Shared Expenses committee

As previously noted, a presentation of AT&I Systems was provided by Christian demonstrating how the proposed new electronic security system works for the front gate. Charlyne McNeil, Chair of the Committee, reminded everyone that this was the fourth and final report to the Board. In answer to a question, she added that

everybody will get one RFID sticker for their car, and for those who have two parking spaces they will get two stickers.

It will be possible to buy an additional sticker, if necessary, but conditions will apply. Charlyne also mentioned that ET 2 agrees with this recommendation to install the new system and looks forward to the upgrade.

A motion that the Board receive the report and continue with negotiations and contract with AT&I systems for a new entry gate into the parking lot was moved by Jacinthe Lejeune and seconded by Gervais Deschênes. Passed unanimously.

C) Recycling committee

Carem Costa reported that the Recycling committee proposes the following:

1. We kindly ask that any resident who observes improper recycling practices take a photograph and send it via text to 305-794-7377.
2. The photo will be printed and displayed on the garbage room door, along with an explanation of the improper recycling practice.
3. This explanation will be provided in three languages (English, Spanish, and French).
4. The photo with explanation will be email to the Board to be shared via email with all ET1 residents.
5. New recycling educational materials, featuring images and provided in three languages will be emailed to board for approval.
6. Once the above educational materials are approved by the board they will be printed in color and posted in each garbage room.

A motion to receive the Recycling committee report was moved by Dhanny Palma and seconded by Mario Lamarche. Passed unanimously.

D) Beautification committee

Suzanne Allard began her report by thanking the Board for making the picnic area more useful and beautiful. The committee suggests that a fence to hide the Garbage bins and bicycles may be a consideration.

The committee will be reviewing the appearance of the Fountain at the front entrance once the new gate is installed. She also asked if the tire tracks that were left by the machinery on the grass will be repaired by the contractor. The President told the Board that this was not in their contract but will be addressed when the work is completed.

The committee would like to see the sprinklers heads repaired to water the grass, the hedges and the flowers instead of the concrete.

The committee is working on a future project to replace the carpet with new flooring in the corridors when the association has a budget to do so.

A motion to receive the report was moved by Jacinthe Lejeune and seconded by Ralph Roberts. Passed unanimously.

10. ADJOURNMENT

There being no further business, it was moved at 8:00 pm by Jacinthe Lejeune and seconded by Michael McNeil that the meeting be adjourned. Passed unanimously.