

ENVIRON TOWERS I CONDOMINIUM ASSOCIATION**REGULAR BOARD MEETING****THURSDAY, JUNE 13th, 2024, at 4PM****ON ZOOM**

1. **Call to Order:** Meeting was called to Order at 4:06 PM.
2. **Establishment of a Quorum.** Board Members present: Ronald Adam, Margaret Andrade, André Charlebois, George Crawford was on the phone, Gervais Deschênes, Jacinthe Lejeune, Carmen Oprescu and Viviane Schofield.
As such, the quorum was established.

3. **Motion to dispense with the READING and to APPROVE the MINUTES** of the Board Meeting of April 29, 2024, at 4PM.

It was **MOVED** by André Charlebois and **SECONDED** by Carmen Oprescu to DISPENSE of the reading and to APPROVE the Minutes of April 29th, 2024.

MOTION was passed unanimously.

4. **New Business:** NONE.

5. **Old Business:**

Viviane Schofield, president, explained that the goal of the Meeting was to review and update the Motion to hire Global Construction to do the 40 Year Inspection follow up work. Recalling that Gervais Deschênes, VP buildings and common areas, had compared the two bids we had received with TRC, our engineer, and with Jeff Olson, our CAM with CCM, to check if the bids complied with the Scope of work.

On December 11th, 2023, the Board voted to choose Global Construction as our contractor for this project. At that time, the bid for the project was \$328,396.00.

A few of months later, after missing specifications were added (post-tension cables, anchors and grout, if needed), along with the increase in costs from over a year ago when the negotiations were started, the price of the roof increased from \$328,396.00 to \$482,268.31.

Our contractor, Luis of Global Construction, noted to the engineer, that the post-tension apparatus did not seem to be in distress, and it was his hope that they would not need to be touched in any major way. TRC agreed, and the final estimate decreased to \$386,548.31.

These amounts are only approximated or estimated figures. We will only know the final amounts after the work has been completed. These amounts can be modified if discoveries are made while working on the roof. Because TRC, when doing the scope of work, looked at the building from the ground floor only, there may be some discoveries that change the final estimate. The next steps in the process before officially signing the contract with the contractor are to obtain:

- a Certificate of Insurance,
- copies of Global Construction's Warranties,
- copies of the Manufacturer's Warranties,
- a copy of the contractor's Building Risk Insurance Policy,
- negotiate and sign the contract.

At this time, the floor was opened to the owners.

- Answering a question, Viviane Schofield said we are late in the work for the 40 years recertification. It should have been completed about a year ago.
- Gervais Deschênes said that the work should be completed in 3 to 4 months, after signing the contract.
- To another question, Viviane did not rule out the possibility of another Special Assessment, because our 40 years old buildings require a lot of work to maintain, in a safe and secure way. Board Members hope there is enough money in the budget, but if

more is needed, Board will have no choice but to call for an additional Special Assessment.

MOTION – To AMEND the Motion for the choice of the General Contractor for the 40 Year Inspection follow up work:

It was **MOVED** by Gervais Deschênes and **SECONDED** by Margaret Andrade

- 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; the VP, Buildings/Common Areas; and the CAM to negotiate the contract, and
- To AUTHORIZE the President to sign the contract in adherence with the presentation made at the December 11th, 2023 Board Meeting, and at the Board Meeting of June 13th, 2024.

MOTION passed unanimously.

6. Homeowner Questions:

- a. When the foreclosure case is over there will certainly not be much money left for our Association. But legal action was taken by the Board to ensure that this owner cannot declare bankruptcy again for the next 18 months, time enough for the bank to foreclose.
- b. Viviane also commented the line of credit, which the Board Association should take out to protect us financially in case of an

urgent need for additional funding. Since the obtention of a line of credit needs owner approval, the Board will look at this in the Autumn when more of the owners are present in Lauderhill.

- c. Concerning the project of The New Inverrary Golf Course, the project is slowly moving along, however trying to obtain consensus, particularly with the lawyer that the Inverrary Association president is using for consultation, is proving to be a challenge.... to be followed!

7. Adjournment:

It was MOVED by Ronald Adam and SECONDED by Gervais Deschênes to ADJOURN the Meeting.

MOTION passed unanimously.

Respectfully submitted,

Ronald Adam, Secretary