
ST Clair Terraces - Executive Meeting - Feb 10, 2024

Call to Order: 10:47AM

Attendees

Betty Smith - Crystal Crawford - Bryan Lane - Shaun Simon - Jay Riley

Bob Felix (co-owner)

Priority Items

1) Master Deed and ByLaws

- a) Meeting was held on February 10th for the co-owners to vote on the final draft of the Master Deed and ByLaws

2) Tree Trimming and Replacement

- a) Camelot provided an estimate (\$5,935) for trimming, maintenance and planting replacement trees on St Clair - Davey Tree Service provided an estimate (\$2,860) for tree trimming and maintenance
- b) Jay Riley will contact Davey to provide the estimate for two replacement trees
- c) Tree services will be completed in spring of 2024

3) Basement Water Leaks

- a) 516 St Clair - Bryan Lane added dirt to pitch water away from the building - Additional steps will be taken if dirt does not remedy the problem
- b) 1711 Maumee - SEM obtained estimate (\$6,800) from Kleiner Construction - Bryan Lane added dirt to pitch water away from the building - It was also recommended to the co-owner to raise the air conditioner by installing a pad to raise the unit - Additional steps will be taken if dirt does not remedy the problem
- c) 494 St Clair - Pictures were received and Bryan Lane added dirt to pitch water away from the building - Additional steps will be taken if dirt does not remedy the problem

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- d) 17129 Maumee - Bryan Lane added dirt to pitch water away from the building - Additional steps will be taken if dirt does not remedy the problem
 - e) 492 St Clair - Pictures were received and dirt will be added to pitch water away from the building - Shaun Simon will provide a Tamper to ensure dirt is compacted - Additional steps will be taken if dirt does not remedy the problem

4) Garage Roof Leaks

- a) Jay Riley will meet with M Power to research the effects of patching vs full replacement of the garage roofs on units 24 through 34 - M Power will need access to all garage units to complete the assessment - Betty Smith will notify co-owners to open garages prior to the assessment

New & Pending Miscellaneous Discussion Items

- Betty Smith obtained the CD (\$206k) for 12 months with a rate of 4.75%
- Betty Smith will contact SEM for a railing repair at 514 St Clair
- Back drive drains are cleaned every two years - next cleaning will be spring 2024
- Additional tuckpointing (including garages, french walls and 508 St Clair windows sill) will be completed in spring/summer 2024
- Several co-owners have not provided boiler/furnace inspections by a licensed HVAC vendor by December, 31 2023 - Betty Smith will contact SEM to send infraction letters to the non-compliant co-owners - \$100 per month (up to \$500) will be assessed to those who have not complied
- The north drive fence was damaged by GFL Recycling - Betty Smith is working with GFL to obtain reimbursement or replacement - Shaun Simon will attempt to remove the damaged fence

Reminder to Co-Owners

- Co-Owner issues/problems should be emailed to **all** board members **along** with pictures
- If you have not yet voted on the Master Deed and ByLaw changes, please provide ballots and/or proxies to Betty Smith or SEM

Meeting Adjourned: 11:15AM