

YCC323

Meet the Board May 23 2023 Notes

- 15 – 20 folks in attendance
- Pool leak history and timeline discussed (see next page)
- HPGR structure and need for YCC 423 approval to proceed discussed (see next page)
- YCC 323 Board acknowledged that the parking structure is paramount, and we will do whatever is necessary to protect
- The roof repair in 2008 was discussed as well as the need for a full replacement in 2023
- Board confirmed that disparity between the 2022 Reserve Fund Study roof replacement estimate and actual costs are a major reason why the Board has decided to get a more comprehensive RFS in 2024 by a different engineering firm
- Board confirmed that the tennis court resurfacing is not imminent and any decision to proceed must be approved by the HPGR Board
- Quality control concerns were expressed by one unit holder. Board explained that all major projects with oversight by an engineering firm have a 10% cost holdback only released to contractors after the engineer's inspection and confirmation that work has been fully completed as required
- Board responded to a unit holder concern regarding security in stairs and lobby by stating that 10 new cameras have been installed further to a recent review of existing camera coverage
- A unit holder stated that the audio quality of the intercom is a security concern – Board will investigate
- A unit holder has concerns that there may be stagnant pool water, and this could be a potential West Nile health hazard – Board will investigate
- A unit holder has concerns that communication is insufficient and not timely – Board will discuss
- A unit holder suggested that the Board should investigate obtaining swimming pool access at 55 Quebec complex – Board will inquire
- A unit holder informed the Board that they have submitted an alternate proposal to the lobby glass wall proposal – Board will review
- A unit holder expressed concerns that the website is not up to date – Board will discuss
- A unit holder suggested that the handicapped parking signage should be improved – Board agrees and will address
- Board agreed to issue a meeting summary

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Pool Leak History

- R & C Engineering report in the spring of 2021 stating pool deck cracks and no waterproofing of pool mechanical room floor may be the source of water flooding the pool mechanical room and causing damage to garage roof
- Subsequent to this report, and due to observation, that significant flooding of the pool mechanical room occurred after every rain, R & C Engineering suggested that we test the side walls. This was done by running a hose on the ground outside of the pool walls. The testing showed that the pool mechanical room floor became saturated with water.
- R & C Engineering recommended that three test pits be dug for further inspection and this work was done late in the summer of 2021.
- R & C Engineering then reported that the waterproofing around the pool mechanical room exterior walls needed to be redone.
- In March 2022, R & C Engineering prepared bid documents for the work and the HPGR Board approved one of the bids received.
- The work was completed in the spring-summer of 2022 under the supervision of R & C Engineering.
- As a result of water leakage and falling concrete issues in early 2023, the HPGR Board engaged Stephenson Engineering in April 2023 to inspect and issue a report on the matter.
- Stephenson's report issued on May 10, 2023, recommended pool closure until such time as extensive concrete rehabilitation and waterproofing be completed.
- The HPGR Board agreed that the pool needed to be closed, and a notice to unit holders of both condo corporations was sent May 18 2023.

HPGR Structure

- HPGR is the shared services of YCC 323 (50 Quebec) and YCC 435 (80 and 100 Quebec).
- The HPGR Board consists of two Board members from YCC 323 and two Board members from YCC 435.
- Any decision requires a majority vote. A two-two tie results in no decision and any proposed changes or actions do not take place.
- HPGR expenses are shared between YCC 323 and YCC 435 on percentages based on the number of unit holders in each corporation.
- The HPGR expense allocation is 36.5% to YCC 323 and 63.5% to YCC 435. For example, a one-million-dollar expense will cost YCC 323 \$365,000 and YCC 435 \$635,000.
- The HPGR Board will need to approve the awarding of the contract to repair the pool