

## When did this occur?? How long since we updated this?

1984	First lobby renovation
<b><u>1990s-1997</u></b>	<b><u>These items done prior to 1998</u></b>
1990s	Men's sauna & lavatory facilities replaced
1990s	Kitchen (rec room) replaced
1990s	Mail room walls, floor, ceiling re-tiled
1990s	Women's lavatory facilities replaced
1990s	Old ping pong room converted to meeting room ("board room")
1990s	Pergola & octagonal garden replaced
1990s	Rec room walls, floors, ceiling, lighting replaced
1995	Complete master lock system for all units
1995	Door closers & smoke detectors installed
1996 (May)	Murder, body in outside stairwell by north driveway
1996	Replacement of swimming pool heating elements with gas equipment (various non-unit areas converted to gas)
1997	Fire panel project (fire retrofit total: \$510,000)
1997	Storage locker doors fitted with master locks; safety glass window inserts. Lockers now lit 24 hours per day.
1997	Garage repair and ownership case begins
1998	Exterior waterproofing & sealing, encapsulation of asbestos panels ((\$398,000)
1999	Owner turfed from building, court case (Sec. 49 case)
1999	Exterior waterproofing & sealing
2000	New by-law amendment proposed but there was insufficient AGM attendance to gain 51% approval (Proposal to provide honorarium to board directors!)
2000 (Aug)	murder on 23rd floor
2000-2001	Corridors (\$412,000) (walls, carpets, door paint)
2000-2003	Balcony restoration (\$1.3 million)
2001	Vote against 24-hour security, 190-59, AGM, Nov 2001
2001-2002	Garage ownership, restoration (gain \$2.5 million + tax)
2001-2002	Thyristor system installed
2003	Elevator cab refurbishment (\$145,000)
2003 (Aug)	North American blackout
2004	Office refurbishment: paper, paint, floor, carpet

2004 Bike parking cage in visitor parking  
 2004 Vote to use Davia Cable  
 2005 (Dec) fire in unit 2810  
 2005-2006 Window caulking (brick & mortar repairs, caulking around all windows, waterproofing of exterior brickwork) (previously done 1981-1984; waterproofing again 1994) (\$753,000+tax)  
 2008 (April) Exercise room \$55,000+tax  
 2008 (May) approval \$3800+tax repainting men's & women's change rooms

**2008 (Aug) Savoy's resignation**

2009 (March) Recycling room, \$3,200 + tax  
 2009 (June) Laundry room (plans approved about February '08)  
 Restoring floor (May 2009): \$2,300+ tax max  
 2009 (Oct) Upgrade thyristor (\$18,000+tax)  
 2010 Homewood Avenue resurfacing  
 2010 Special Assessment \$290,000  
 2010 (March) switch to Thyssen Krupp elevator contract (\$37,100 incl Tax)  
 2010-2011 Roof (9/22/2010: \$208,855)  
 2010-2011 \* Expansion joint

**2011 (Feb)** Landscape 5-Year project. Approved \$20,000 cap + \$10,000 op per year 2011-2012-2013-2014-2015

2011 (Mar) \*\*\* Fire & safety upgrades \$150,313 incl tax; Project Manager @ 8% of \$133,021; \$15,000 contingency. November 2012: increased to \$210,507.47 (incl tax & \$15,000 contingency); May 2012 Add \$11,200+ tax for plaster patching. May 2012 Add \$88,905+tax for crown moulding.

2011 (Sept) \*\*\* Fire doors: \$61,000+tax for "electrical" rooms+ additional for fire doors for B1 Meeting Room. Plus painting: \$5,167+tax

2011 (Oct) Carbon Monoxide detectors (garage) \$16,220 incl tax, garage reserve

**2012 (April)** Approve switch to Regal Security, \$135,334.41 incl tax  
 2012 (May) Fence (east; front) \$14,228+ tax. June 2012 change to \$12,500+tax. Then \$12,937.50+ tax

2012 (Sept) Garbage Shed: \$15,200+ tax  
2012 (Nov) Fob system for library & rec room: max \$6,500 incl tax

2012 \*\* **Lobby**, meeting room, laundry side room, library, mailroom floor & ceiling, back vestibule

**2013** (Mar) Agree to settle litigation with previous manager  
2013 (Mar) \*\*\*Replace garage fire exit doors: \$27,204+ tax  
2013 (Jun) Front brick sidewalk \$14,500+tax + \$10,000+tax  
2013 (Jun) BBQ area on patio \$12,275+tax  
2013 (Jun) \*\*\*Fire dampers, up to \$15,000+tax  
2013 (Sept) Elevator modernization: \$682,068+tax (2014 project)  
Elevator modernization consulting: \$11,525+tax

2013 (Dec) Oil tank replacement: \$28, 815 incl tax  
2013 (Dec) Basement hallway heaters \$7,200 +tax  
2013 2 picnic tables for patio \$2700  
2013 Pruned trees \$7700  
2013 Replaced Pool Boiler \$7700  
2013 Security camera upgrade & installation \$16,000  
2013 Automated doors B1 garage, office, garbage room \$10,800  
2013 Installed additional bike racks on B1garage \$2900  
2013 Painted suite entry doors \$7000  
2013 Replaced burner pilot assembly in boiler \$7,000  
2013 New office computer (Manager's office) \$2600

**2014** (Apr) Fire pump pressure switch \$1430  
2014 (May) Back gate to BBQ \$1800  
2014 (May) Party room door to BBQ \$7000  
2014 (May) Repair concrete near south satellite dish \$20,200  
2014 (June) 2 more picnic tables \$2300  
2014 (March) Rebuild laundry room exhaust fan \$2260  
2014 (May) Replace line 06 hi-low circulating lines \$7800  
2014 (June) Install circulating pump in boiler room \$1500  
2014 (March) Oil tanks completed (total cost \$30,850)  
2014 (May) Digi-notice boards hardware, software & notice boards \$8252  
2014 (Jan) Booster pump replaced  
2014 (March) Insulate water lines in laundry room \$1400  
2014 (March) Audio system upgrades in rec room \$3842  
2014 (March) Esuite introduces DSL to 40 Homewood  
2014 (July) Garage parking lines and arrows

2014 (July) Elevator door skins for B1 ordered \$10,000  
 2014 (July) Women's locker room drop ceiling and lights installed  
 2014 (Sep) Convert pool to salt water \$3900  
 2014 (Sep) New lights in laundry room \$4200  
 2014 (Sep) Approved visitors' garage lights on motion sensors \$13,000

**2015 (Jan)** Elevator smoke detectors on each floor \$16,000  
 2015 (Jan) Boiler replacement and booster pump design \$24,000  
 2015 (Jan) Garage lights resident sections on motion sensors \$77,000  
 2015 (Jan) Unit 103/105 railings \$12,000 approved  
 2015 (Jan) Approved \$120,000 budget to renovate B1 common areas.  
 2015 (Jan) Electrical upgrades in the elevator room \$3600  
 2015 (Apr) Approved B1 wall tiles opposite the elevator \$5,000  
 2015 (Apr) Office renovations approved to spend \$11,000 +hst  
 2015 (June) Approved backflow preventer \$5840 +hst  
 2015 (Sept) Replace rear main door \$5200+hst  
 2015 (Oct) Approval to replace hot water boilers and booster pumps  
 \$263,800+ hst  
 2015 (Oct) Heat exchangers approved \$43,700 + hst if needed once boilers  
 installed. *Money not spent as exchangers were fine.*  
 2015 (Oct) Repair walls where laundry room pipes are freezing \$10,000 +  
 hst  
 2015 (Oct) Approval to proceed with replacing exterior lights at a  
 maximum costs of \$80,000 + hst  
 2015 (Oct) Approve asbestos removal from B3 pump room \$6750 + hst  
 2015 (Oct) Repainting the pool and repairing broken jets at a cost of \$8500  
 + hst  
 2015 (Oct) Approval to replace the air compressor for the dry fire system  
 used in basement levels and garage \$7,000 + hst

**2016 (Jan)** Rooftop railing for \$24,000 + hst  
 2016 (Feb) Boci Engineering to manage window replacement project  
 \$90,000 +hst  
 2016 (Mar) Replace 3 doors on B1 in gym and to garage \$8000 + hst  
 2016 (Jun) Reline hot water tanks \$4,000 +hst – Prov Tank Lining  
 New gym treadmill \$6,200 + hst  
 Garage door repairs plus garage ceiling repairs \$14,000 +hst  
 Generator repair \$3,000 + hst

2016 (Jul) Upgrade Mesh (intercom) system by Bondwell Int'l \$15,000 +hst

2016 (Aug) Interlock to south of front door \$47,000 + hst

2016 (Sep) Window project awarded to Ruven Windows and Doors  
 Limiter at a cost of \$3.6Million + hst  
 Refresh B2 tiles \$40,000  
 Bicycle storage expansion in garage \$31,000 +hst

**2017** (Feb) Mesh additional upgrade \$51,000 + hst to Bondwell

2017 (Apr) Garage exhaust fans \$82,000 + hst (see May meeting minutes)

2017 (Aug) Replace 6 dryer stacks at \$16,000 + hst.

2017 (Oct) Relocate \$45,000 from key fob deposit account to Reserve Account to pay for Mesh (Intercom ) update.  
 Replace pool filter tank \$2,417 + hst by Infinity  
 Replace Stubbs TV contract with a new 5 year contract with Stubbs and Shaw Direct for 80 total channels starting Feb. 2018 costing \$30 per unit per month for year 1 and escalating for the next 4 years.

2017 (Nov) Install pool heat exchanger by Power Jet at a cost of \$11,000 + hst.

2017 (Dec) Repair Recreation room heat exchanger By Nakita at a cost of \$4,000 +hst.

2018 March In suite bathroom duct cleaning approved at \$27 per unit by Four Seasons

2018 May 1 Three new laundry washers are to be purchased at a cost of about \$2600 each. Installed in August at cost of \$7908.

2018 May 22 Kitchen stack cleaning at a cost of \$7800 to be done by Power Jet

2018 May 22 Gym flooring to be replaced with rubber flooring at a cost of \$10,000 by Interior Care

2018 May 22 New Reserve Fund study authorized to be done by Pinchin at a cost of \$3350

2018 August Replaced gym air conditioner at a cost of \$14,000 by Nikita.

2018 Sept. Magnum Fire deficiencies report requires repairs costing \$25,044 including fire hoses, smoke detectors etc. approved.

2018 Sept Discussion to engage FCS to do some fire safety inspections at an annual cost of \$1495,

2018 Sept Fedak Landscaping hired for three years to take care of mowing lawns and trimming hedges and trees, Total three year cost \$30,074.

2018 Sept	Hired Interior Care to strip and wax the recreation room floor at a cost of \$1375. Also they will shampoo carpets in the hallways at a cost of \$1950.
2018 Oct	LiUNA contract for cleaners approved for 2019-2021 with annual increases for cleaners.
2018 Oct	Approved extending Crossbridge contract into 2021 at 0% increase for 2019, 3% for 2020 and 2021.
2018 Oct	Harco to supply a large capacity (25-30 pounds) at a cost of \$7500 + hst installed. Plumbing and electrical extra by our contractors.
2018 Nov	Approved Pinchin Reserve Fund study
2018 Nov	Approved budget for 2019 with 1% common element increase.
2018 Dec	Approved Regal Security coverage 24 hours per day starting January 1, 2019
2019 Jan	Replaced all fire hoses by Magnum at a cost of \$125 each Approved garage assessment by Pinchin at a cost of \$13,000 Approved pool key repairs by Jadacco at a cost of \$4,500
2019 Mar	Purchased two new top load washers at a cost of \$3,400 + hst from Harco
2019 Apr	Repair an additional pool jet by Jadacco at a cost of \$2260 Benches painted by Jorel at a cost of \$1900 Garage and other drain lines cleaning by Edifice at a cost of \$9,000 Window washing approved by Skyreach at a cost of \$3000 Brick pointing on lines 1,2,16,17 by Astra at a cost of \$30,000 New rear door ordered from Daniel Locksmith at a cost of \$3,121. Commenced HVAC regular inspection contract with Honeywell at an annual cost of approx. \$8,000 for 3 years.
2019 May	Installed stone wall in front walkway by Fedak contractor at a cost of \$10, 622 + hst Fedak to plant season gardens at a cost of \$10,000 Planting for 3 concrete planters in front by L. Stroud at cost of \$2,300 +hst Garage cleaning by Edifice at a cost of \$5,000 +hst
2019 July	Repair air conditioner units in elevator room and recreation room by Nikita at a cost of \$4,130 + hst Aquaman to repair some irrigation sprinklers at a cost of \$1,350 +hst

2019 Aug

Blank key cost have increased necessitating a charge of \$15 per key cut

Approve Firenza to snake the B3 tank room drains and repair tank room pipe needs before tank cleaning at a cost of \$23,000 + hst

Approve Provincial tank to reline water tank #1 at a cost of \$20,000 + hst

Approve Harco to change the machines (washers and dryers) in the rear laundry room to blue tooth payment (Payrange) at a cost of \$250 per machine; replace one front load washer at a cost of \$2500 + hst

Approved Astra Caulking to repair brick pointing on lines 7 and 10 at a cost of \$7600 + hst.

Approve payment to Toronto Decorating to repair the management office due pipe leak in the office at a cost of \$13,000 +hst

Approve replacement of up to 9 security cameras at a cost of \$3600 by Yonge Computers.

Approved the launch of Building Link communication software for our residents.

Approve the phase 1 and 2 of the party room renovation by Anthony Russell Ink.com at a cost of \$45,426 including hst. This covers demolition and ceiling installation plus lighting purchase as well as demolition and kitchen installation.

2019 Sept

To engage Firenze to snake and unblock the main B3 floor drain at a cost of \$5000 +hst

To engage Magnum Fire to make some fire safety repairs itemized in their report at a cost of \$13,000

Engage Walgo Environmental to inspect and replace any CO detectors in the garage area. Cist \$400 per visit + \$100 per replaced detector.

To Continue with the party room renovation we will install the flooring at a cost of \$23,780.85 including hst, to buy a pool cue cabinet, entertainment centre, wallpaper, chair rail and baseboards at a cost of \$18,984 incl. hst; To purchase side tables, chairs, bar tables, side seats, love seat, and ottomans at a cost of \$25,312 incl. hst; To purchase 115 chairs and dollies, 18 folding tables and dolly, staging platform at a cost of \$26,735 incl. hst, by Anthony Russell Ink.com

To engage J&W Electric to install lighting and other electrical work related to the party room renovation at a cost of \$10,000 plus hst.

2019 Oct

To engage Magnum Fire to continue fire safety repairs detailed in their report at a cost of \$12,654 incl. hst; to replace the standpipe outside at a cost of \$4,082 incl. hst  
To engage Astra Caulking to drill 10 balcony drains at a cost of \$100 per drain + hst. (units 3005, 416, 302, ,206, 208, 209)  
To complete the kitchen cabinetry and install same in the party room by Anthony Russell Ink.com at a cost of \$23,617 incl. hst.

2019 Nov

The Board has accepted the EV charging policy.  
New 65" TV purchased for the party room  
To engage Ontario Duct cleaning to clean laundry room, pool and gym change rooms at a cost of \$2500 +hst.  
To engage Astra Caulking to fill holes in fire walls in electrical closets and locker rooms at a maximum \$7000 cost + hst; to install an epoxy floor in the heat wheel box on the roof to allow cleaning the heat wheel at a cost of \$1200 +hst  
To engage Toro Electric to install electricity for all broken heat racing in the garage at a cost of \$16,611 + hst.

2019 Dec

Replace one pool pump by Infinity Aquatics at a cost of \$1665 +hst.  
To engage Honeywell to correct air crossover issue on the rooftop at a cost of \$3971 + hst  
To engage J&W Electric to repair the women's sauna at a cost of \$1891 +hst  
To replace the library and laundry room seating room flooring by Anthony Russell Ink.com at a cost of \$5876 incl. hst; final party room payment for miscellaneous items at a cost of \$8,000 +hst; install a desk extension and gate at the security desk at a cost of \$3107.50 +hst (gate to be done later).  
Install an additional heater in the diesel generator room by J&W Electric at a cost of \$1000 +hst  
Extend the Regal security contract for 2020, 2021 and 2022 at a cost of \$218,105.66 incl hst for 2020 and 2% annual increases in 2021 and 2022.



2020 Jan

To engage Mainline plumbing to core two drains on B1 at a cost of \$3824.99 incl. hst

To engage Magnum Fire to repair to dry fire suppression system in the garage at a cost of \$1649.80 incl hst

To engage Canadian door for the following: install an accessibility button on the rear door at a cost of \$720 +hst; to repair the laundry room door opener at a cost of \$1678.05 +hst and install door openers on B2 garage doors at a cost of \$910 incl hst

To engage Honeywell to clean the heat wheel on the roof at a cost of \$2488 incl. hst

To engage Provincial Tank to line tank #2 at a cost of \$16,272.73 incl hst

To engage Metro compacter to repair the garbage bin puller at a cost of \$1525.40 incl. hst

Purchase annual building insurance from Atrens at a cost of \$65,460 + pst

2020 March

Repair garage door between visitor and resident parking at a cost of \$673 +hst

Purchase one new elliptical machine for the gym at a cost of \$7,242 incl. hst delivered and installed.

Engage Astra Caulking to repair some spots in the garage at a cost of \$1921 +hst

Replace a dry fire suppression pipe in B3 by Magnum Fire at a cost of \$408 incl hst

To engage Firenza to replace the heat exchanger in the B3 tank room at a cost of \$50,000 + hst – installed Oct/Nov 2020.

To install motion sensors on the back door by AD Power doors at a cost of \$820 incl hst.

Approve hallway carpet cleaning in the spring by Interior Care at a cost of \$1950 +hst

Install 4 new accessible buttons for the main lobby at a cost of \$1412.50 by Canadian Door

Engage Aquaman Irrigation to connect the rear lawn section at a cost of \$1500 +hst

2020 April

Purchase new stairway door handles to be installed by staff at a cost of \$6000 +hst for the supplies.

Approve window washing by Skyreach at a cost of \$3100 +hst

Approve essential workers' pay increase from March 16 to June 15 of \$2 per hour for security and building staff (excludes management). Maximum 16 weeks. (extended to June 30<sup>th</sup> in June)

2020 May

Aquaman to expand irrigation to include bbq deck, three planters on the sun deck and three concrete planters in the front at a cost of \$3850 +hst

Bought stanchions for the lobby from ULine \$1205

Canadian Door repaired the door assembly for accessibility from the mail room to back vestibule \$1978.

Fedak planted our front gardens and added mulch and topsoil \$7685.

2020 June

Approved Bell Fibe internet and cable starting Jan 1, 2023 at a cost of \$40 per unit for a 5 year term without increase. Free service to commence Oct 1, 2022,

Annual generator test \$ 2582 by Ronnies Generator

2020 July

Repair the main garage entry door axle by Begley at cost of \$1508.

2020 August

Engaging GetQuorum for our virtual AGM at a cost of \$2900

Engage Astra to repair some water leaking brickwork at a cost of \$2400.

2020 September

To engage Mainline attend to emergency repair and to snake the lower portion of drain stack line 08/10 due office flood at a cost of \$2250 incl hst

Approved up to \$20,000 in fire safety repairs recommended in Magnum's annual inspection.

Approved GTA parking care to power wash the garage level P1 and P2 as well as draining all catch basins on all levels at a cost of \$7800 (revised amount recorded in revised motion in Oct/20)

Canadian Door repairs the automatic opener on the rear door and repaired the hinge pin in the main front door at a cost of \$2323 incl hst

2020 October Approved stack cleaning 12 kitchen stack lines at a cost of \$21,414 incl hst

2020 November Approve J&W to make some necessary repairs observed during the heat scanning at a cost of \$1160 plus hst  
Sump pump repairs on B3 by Mainline, Firenza, New Continent plumbing, J&W, and Astra at a cost of \$9450.

2020 December Mainline to rebalance PRVs costing \$3616

2021 January Gym renovation approval for Astra at a construction cost of \$141,000 + hst, J&W for electrical at \$30,000 +hst, Magnum for fire safety upgrade at \$9,000 incl hst., TMR Tile \$44,000, Interior Care rubber flooring \$12,000

2021 March Approve Lula construction at a cost of \$290,000 incl hst by Civil Underground. Work began July 5, 2021

2021 March Gym plumbing \$10,182 by J.D. Plumbing, Sauna heaters by J&W \$4,972, new gym air conditioner \$12,108 by Honeywell, Ruven to install all gym windows at a cost of \$25,124 incl hst, Change room lockers, water fountain and benches for change rooms \$4,326.

2021 April Flowers by Fedak \$7910 +hst, Window cleaning by Skyreach \$3100+hst, bike ramp ceiling repair by Astra \$4,000 +hst,

2021 May Carpet cleaning Interior Care \$2203 incl hst, garage powerwash by GTA Parking Care \$7791 incl hst (incl catch basins)  
Repair dry fire extinguisher pipe in garage B3 by Magnum \$4350 incl hst  
Repair open wall on 9<sup>th</sup> floor after installing riser at cost of \$1,469 by Astra also to repair leak at bottom of car ramp \$8,475 incl hst  
Aquaman to repair some sprinkler heads at cost \$1,548 incl hst  
Larry Stroud to plant Octagon planter in front \$2,586

2021 July Replace 2 sewer grates in garage by GTA Parking \$1,500 +hst  
Aquaman to repair some solid piping at the rear to get to south west section \$1,850  
Mainline to replace 2802 drain stack piping plus some valve changes \$5,270 incl hst

Purchase 2 top load washers and 2 front load washers \$9,690 +hst.  
 Cleaned an abandoned unit to change back owner \$6,983.  
 Gym fresh air intake to be installed by Honeywell \$12,622 incl hst.  
 Replace heat detector in PH level garbage chute by Magnum \$4,052 incl hst  
 2021 August Buy lobby carpet from Interior Care \$2,800 +hst  
 Renew Fedak for annual yard maintenance \$9,408 in 2022 + 3% annually until 2024.  
 2021 November Monthly pool maintenance fee increasing to \$785 per month +hst by Infinity.  
 Asphalt patching in driveway by TNT Asphalt \$6,780 incl hst  
 Purchase 1000 key blanks \$10,000 +hst (had to buy full run as these blanks are out of stock now).  
 Gym fresh air intake heater by Honeywell \$3,000+hst  
 2022 January Magnum to make fire safety repairs from its annual report \$17,418 incl hst  
 J&W to install 20 LED pool lights max \$12,000 incl hst  
 Annual insurance cost now \$120,759 from Atrens  
 Replace Pool salt cell \$2,500 incl hst  
 Approved window cleaning \$3,502 by Skyreach (done in spring)  
 CAO annual fee of \$5,880 (\$1/unit per month)  
 Approved GTA Parking Care to power wash the garage in spring \$8,249 incl hst  
 Pay insurance deductible for flood from unit 508 \$25,000  
 Fuel tank alarm by Comfortech Mechanical \$2,284 incl hst  
 2022 February Carmichael to consult re Heat wheel on the rooftop  
 Ontario Duct cleaning \$1582 in laundry room  
 Begley repairs inside overhead garage door \$1714  
 2022 March Repair ATV \$1930.00  
 Connect fire safety alarm from hydro vault to fire panel \$3600  
 2022 April Replace the sprinklers and 6 dry valve system valves on B2 and B3 by Magnum at a cost of \$33,338 + 28,815 (sprinkler heads)  
 Replace the old garbage compactor by Metro Compactor at a cost of \$10,817

Replace Building Link with Condo Control Central for 16 months plus host our AGM in 2022 at a total cost of \$20,000

- 2022 May Upgrade our Fire Panel monitoring to conform to Toronto Fire Code requirements. To install a ULC backup line and switch providers from Q-star to Fitch at a monthly cost of \$47.00 plus HST and upgrade cost of \$1250.00  
Update the April 25, 2022 motion for replacing sprinkler heads by Magnum. We will replace 2050 sprinkler heads at a new cost of \$42,194 including  
Register all Section 98 agreements by DEO Law at a total cost of \$7,613.00
- 2022 June Hiring of third cleaner – As of June 14<sup>th</sup>
- 2022 August Magnum Fire to install shut off valves for B2 and B3 sprinkler system and bypass for master domestic water intake for a total of cost of \$10,289  
Purchase a replacement exercise bike for the gym from Spartan Fitness at a cost of \$3,283.00
- 2022 October To do a horizontal stack cleaning on kitchen lines by Marvel Plumbing at a cost of \$6300  
To have Provincial Tank Lining perform a relining of tank 1 at a cost of \$2475  
Contract with Honeywell for regular maintenance on all pumps and filters at the following costs: June 1, 2022 – December 31, 2022 at \$5,633, 2023 full year at \$10,188 and 2024 full year at \$10,748  
Replace the VFD (Variable Frequency Drive) in the boiler room by Honeywell at a cost of \$3395  
Consultation services on the heat wheel to Carmichael at a cost of \$5,424  
To install a water by-pass in the pump room by Mainline at a cost of \$5953.89
- 2022 November Replace ceiling lights on B2 and B3 by J & W Electric at a cost of \$4,478.00  
Engage Honeywell to provide repair or replacement to the ignitor, grounding rods, for all boilers, repair AC lines in the office and rooftop plus pump seal link in the B3 tank room at a cost of \$5512.13  
Replace heater on the emergency generator at a cost of \$1312.00  
Reline tank number 1 by Provincial tank at a cost \$1695.00  
To replace boiler pipes on B3 at a cost of \$4111.62 by Mainline Plumbing

2023 January

Bell 5 year contract runs February 1, 2023 to January 31, 2028

Purchase a Smith weight machine and ballet bar from Spartan Fitness at a cost of \$7,227.94

Repair Sports Art and Precor treadmills by Jadaco at a cost of \$2400

Purchase six new top loader washers from Harco at a cost of \$15,000

Replace bladders in the expansion tanks in the boiler rooms by Mainline Plumbing at a cost of \$5210

Install valve tags and supply valve charts by Marvel Plumbing at a cost of \$2825

Repair pipes on the hot water recirculation system at a cost of \$8,000 by Marvel Plumbing

Emergency repair to the sump pump back flow by Marvel Plumbing at a cost of \$3651

Install a severe hazard back flow device in the B3 boiler make up water at a cost of \$3617

Replace the heat wheel by Modern Niagara at a cost of \$180,000

Paragon Security personnel start February 1, 2023

Reline water tank 2 at a cost of \$3474 by Provincial Tank



*\*The **Expansion joint** is listed in each year's budget among the planned Reserve Fund Expenditures as follows:*



1997 (that's the first budget available in my records): "continuing repairs around the building perimeter" (\$30,000)

1998 (\$20,000)

1999 (\$20,000)

2000 nil

2001 (\$20,000)

2002 (\$25,000)

2003 (\$25,000) (along patio wall)

In the audited financial statements for those years, I find no mention of expansion joint by that name under Reserve Fund Expenditures.

**\*\* Lobby, etc. renovations**

**Lobby & B1 Refresh.** Tentative plan \$50,000 (2011) plus \$25,000 each year (2012, 2013, 2014, 2015) Approved October 2011: \$150,000+tax from Reserve for lobby, mailroom, multi-purpose room, B1 Library. Approved April 2012: IBX for \$145,261.50 incl tax. Plus (?) also refurbish new library. July 2012: approve up to \$36,000 incl tax for reno of library, rear vestibule, laundry TV room.

Lobby/common area refurbishment design: \$9,500 to max \$12,000+tax. (entrance, library, lobby, mailroom; rec room, corridor, board room, laundry TV room, office rooms, change rooms)

**\*\*\*Recent expenses for Fire Safety:**

\$210,504.47 + tax

11,200 plaster patching

88,905+ tax crown moulding

61,000+ tax electric room doors + more for library doors

5,167+ tax painting those doors

27,204+ tax garage fire exit doors

15,000+ tax ("UP to") fire dampers

Approximately \$475,000 not mentioning annual tests etc.