

Minutes: Electric Avenue (EA) Council Meeting - August 4, 2011

In Attendance:

Gordon Hilliker, David Ashby, Gary Chow, Cheri Eklund, Gevan Mattu, Amy Li

Absent:

Camilo Salamanca

The chairman called the meeting to order at 6:35 pm

1. Minutes from July 7 council meeting were approved
2. Heat Exchanger discussion and decisions:

Background: Two heat exchangers provide hot water to EA and are essentially a metal cylinder (shell) with a bundle of tubes inserted inside the shell. Steam is fed into the tubes and water is fed into the shell thereby heating the water in the tubes. Our system uses 2 heat exchangers, 1 of which recently failed. The other is working satisfactorily, but it is now called upon to perform the work of 2.

Some of the tubes in the failed unit were pitted and are leaking, which is a problem that will only get worse until no hot water is generated, plus it results in greater steam usage and expense as the system deteriorates.

This is the 5<sup>th</sup> heat exchanger to fail at EA. In the past, defective heat exchangers were removed and replaced by Aerco before prior councils could investigate the cause of the failures. 2 failures may have been due to defective wiring which was resolved several years ago. This Council hired Cobalt Engineers, an independent engineer, to assist in identifying the cause and resolution of this problem. Aerco manufactured the 5 heat exchangers purchased by EA, and National maintains the heat exchanger along with many other mechanical systems at EA. The current heat exchanger in use is about 1 year old with an 18 month warranty.

Neither Aerco, National nor Cobalt has an explanation for so many heat exchanger failures.

We have authorized the repair of the failed heat exchanger - the fix is to block off the leaky tubes which means that it will operate at less than full capacity - and will install it in combination with the heat exchanger currently in use in order to

balance the load between 2 heat exchangers and hopefully extend their life expectancy.

Heat exchanger repairs require the shut down of hot water throughout EA for 1-2 days, and the lead time for a new heat exchanger is approximately 2 months. Accordingly, council has elected to buy a new heat exchanger to be installed in conjunction with the existing fully functioning heat exchanger, with the repaired heat exchanger becoming a spare.

Council considered 2 types of heat exchangers: copper/nickel developed by Aerco and stainless steel model marketed by Aerco. The stainless steel model is more expensive, plus individual tubes can be replaced in the copper/nickel version whereas the entire tube bundle has to be replaced in the stainless steel version even if there is a leak in only 1 tube.

Accordingly, council agreed to 1) hire National to repair the existing spare heat exchanger by blocking off the defective tubes and installing the heat exchanger to take some of the load off the good heat exchanger currently installed, 2) purchase a new Aerco copper/nickel heat exchanger (Aerco to confirm whether the existing shell can be re-used, if it can council will request a price reduction) and 3) obtain quote from Aerco for spare tubes for the copper/nickel unit. Lead time is 8 weeks for new Aerco heat exchanger.

### 3. Elevator Cameras

Background: Improved elevator cameras were approved at the AGM. Cobra Security did the initial wiring for EA security including the elevators during construction of EA. Cobra also maintains security at the entrances, parking lot gate and other locations. IHN offered to install free security cameras in the elevators in return for advertising, which offer was accepted by the then council some 5 years ago. The current IHN system is partially wireless as a result of which signal is lost frequently. Problems also occur when the elevator is shut down for any reason.

Options: In response to problems with wireless at EA and other installations, IHN developed a new system with twisted pair wires in place of wireless. Again IHN has offered cameras for all 5 elevators free in return for ads displayed in the elevators. Cobra submitted a proposal to install wiring and 5 cameras. In addition, we will request a quote from Thyssen for the wiring work done in the elevators. The Cobra system includes a dedicated computer, not so with IHN. The Cobra system does not rely on advertising in the elevators.

Council will visit 2 Cobra and 2 IHN installations to compare products. Cobra's business is security, whereas IHN is an advertising company. Council wants to ensure that the system selected is reliable, good quality and performs the intended job.

#### 4. Contingency Reserve Fund (CRF)

Council received and is reviewing the revised Halsall CRF study update which outlines the anticipated schedule of repairs over the next few years and whether the CRF will be adequate.

#### 5. FOB audit

EA has not conducted a FOB audit since initial construction and there is evidence that unauthorized people have FOBs granting access throughout EA. Council is finalizing plans for the FOB audit this fall wherein all owners will be required to ensure either they or their tenants bring all FOBs to the building manager for FOB verification. FOBs that are not verified will be deactivated subject to adequate notice. More details to follow.

#### 6. Cleaners, cleanliness etc

Numerous residents including council members have expressed dissatisfaction with the general lack of cleanliness of the common areas of EA. Council has cancelled the contract with the current cleaners, and a new cleaning company that comes highly recommended will start on Sept 1. We are concerned about deteriorating conditions in the next 3 weeks so we intend 1) to force the current cleaners to act in good faith and 2) we will authorize overtime for the new cleaners on their arrival to restore common areas to everyone's reasonable satisfaction.

#### 7. Property Management Company

Council reviewed Crosby's performance to date. A new senior manager from Crosby is being assigned to EA.

The meeting concluded at 9 pm.