**Place:** Highcastle Public School

**Call To Order:**

The General Meeting of Members was called to order at 7:05 PM

Board of Directors introduction

* Julia Taylor, Secretary
* Sandy Mantini, Treasurer
* John Campbell, Director
* Neil Travers, Director
* Greg Hurtault, Director
* Peter Baxter, President

Also present is our Property Manager, Khairia Rahman

At our October 26, 2017 meeting we could not conduct business for one important agenda item due to insufficient representation; that is, accepting a new by-law about Holes Through the Back Common Element Foundation Wall. That meeting was adjourned and is being reconvened tonight in order to determine the status of the proposed draft by-law distributed to all of us for review prior to coming to this meeting.

On November 1, 2017 several changes to the Condominium Act of Ontario came into effect. Tonight we will discuss some that now have an impact on us. Recently you will have already noticed some of the Act changes:

1. We received a Periodic Information Certificate – we’ll get this twice a year and new members will get it when they move in.
2. Agreement to Receive Notices Electronically – as of now 30 members have signed the required Province of Ontario form indicating a preference to receive information to their email address rather than in paper format in their mail box. A few of our members now get to review their condominium email information in the Philippines, Barbados, Pakistan.

* Another benefit from completing this form is to have the optional privilege of voting electronically. They can vote in person, by proxy; or, electronically.

Members are encouraged to visit our web domain ([www.ycc84.ca](http://www.ycc84.ca)). There is a lot of interesting information in it.

The reserve fund expense for the purchase of earth was raised. I want to clarify this issue. As we all know for two years there was excavation at the back of one of the townhouses. In order to restore the area a large amount of top soil had to be purchased.

Also mentioned was that KRPM, in the last fiscal year, had received $94,000 from the condo. A look at the audited financial statement clearly shows KRPM go only $26,550 (management and bookkeeping). The rest went out to subcontractors.

* Landscaping and Snow Plowing $40.3K + HST 5.2K = $45.5K
* Garbage collection and disposal $16.82K + HST 2.19K = $19K
* Garbage tipping fees to the City $5.04K + HST .66K = $5.7K
* Repairs and maintenance $5.5K + HST .7K = $56.2K
* TOTAL $76.4K
* Payable to KRPM $26.55K + HST 3.45K = $30K
* GRAND TOTAL $106.4K

The member’s quoted $94K must fit in there somewhere.

To decide on the proposed by-law there must be 39 affirmative votes. We have representation from 43 Units; so, let’s get started.

**New By-Law entitled Holes Through the Back Common Element Wall**

**Motion:** It is moved that the membership accept the draft by-law for Holes Through the Back Common

Element Foundation Wall as distributed. Peter Baxter Unit 37

**Second:** Unit 45

**Discussion:** None

**Vote:** Carried

Members attending in person 22

Members voting by Proxy and E-vote 21

Total representation 43

Votes in favour 40

Votes against the proposal 3

Total votes 43

**Annual General Meeting be closed**

**Motion:** It is moved that the Annual General Meeting (AGM) be closed. Peter Baxter Unit 37

**Second:** Unit 63

**Discussion:** None

**Vote:**  Carried

**Next Schedule AGM Meeting**: November 19, 2018

After the meeting with the aid of an overhead projector a number of the new Condominium Act changes were highlighted and some of the confusing Government required new forms were explained.