**Place:** Highcastle Public School

**Call To Order:**

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

I would like to welcome each of you and especially those who are attending for the first time.

At this time I will make some introductions:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| * Julia Taylor
 | Director & Secretary |  | * Neil Tavares
 | Director |
| * Sandy Mantini
 | Director & Treasurer |  | * John Campbell
 | Director |
| * Harold Standard
 | Director |  | * Greg Hurtault
 | Director |
| * Peter Baxter
 | Director & President |  |  |  |

We are also pleased to have with us Khairia Rahman our KRPM property manager. Our Corporation was registered in 1973 and she has been associated with us since that time. Thanks also to, Yasser Rahman and Tony for your services and counsel.

**PRESIDENT’S ADDRESS**

Our corporation has introduced Electronic Notices (“ENotices). Fifty-two of seventy-five units have signed an Agreement to Receive Notices Electronically to personal email addresses. That leaves twenty-three to whom it is necessary to deliver paper notices. Help us out. Electronic notices are much easier on management and less costly to our corporation since there is an elimination of printing and delivery costs. The remaining twenty-three members are urged to ask us for a blank agreement form. It takes less than a minute to complete. Just this month in one week three alarm notices were sent to those having signed up. These notices were for a wandering person on the property and two car break-ins.

Each three years the Condominium Act requires contracting an independent consultant to do a detailed study of our financial reserve fund. This ensures there is in place a responsible program to meet common element expenses for the next 30 fiscal years. During April a review of our reserve fund study was completed and found to be in good shape. There is no requirement of any financial planning adjustments.

On April 17 our corporation will be 45 years old. Thankfully with good business sense’ long before it was legislated, KRPM had put us on a reserve fund. We’re benefiting with low monthly fees and a good reserve fund balance. Our complex is getting older. With the aging repairs and maintenance costs are becoming much larger and more expensive. This will have a direct impact on our monthly fees. Larger increases will become the norm to keep up with rising costs. At this time without exclusivity some major upcoming expenses include: exterior painting, replacing eave troughs, replacing the roof singles, replacement of the underground electrical system, etc. The least expensive would be replacing the eaves at about $40,000. Individually, each of the others are well over $100,000. Regrettably this year we will be contracting a new service for snow ploughing. Investigations to date reveal this may cost about double what is in the fiscal budget. The board of directors will be dealing with this concern.

Regrettable someone found it necessary to steal two newly planted lilac bushes. Each of us shared in the replacement cost. Others felt they could help themselves to flowering plants from our common element gardens. These actions are costing each of us.

Status Certificates are a requirement of the Condominium Act. The revised Act puts a great deal more emphasis on the content that must be recorded. In consequence, our representative may now require access to the interior of the garage and sometimes the inside of the townhouse. An adult resident will have to be available during Monday to Friday daytime working hours to escort our representative to required areas within the townhouse. What is being looked at is outlined in our website ([www.ycc84.ca](http://www.ycc84.ca) - - tab “Status Certificate”). It has a link to a Self- Examination guideline. It is recommended you go through this check list and make required adjustment before requesting a Status Certificate. Remember how a Status Certificate is completed can have a direct effect on the pricing adjustment and in fact if on an offer being withdrawn. The Condominium Act sets a per paid fee for the issuance of a Status Certificate and a Status Certificate expires in 90 days so you don’t want to be requesting one until it is needed.

Corporation management does not have a responsibility for relationships between residents; however, in our web site, under the “Disputes” tab, is a guideline for resolving situations between neighbours. This was developed by the Condominium Authority of Ontario.

It is the responsibility of each member to be familiar with the content of our Declaration, By-laws, Rules and Resolutions. This will provide a strong understanding of what is expected of each of us; and thereby, avoid unpleasantries between members and management. Management must enforce these documents. Management frequently has to commence unpleasant discussion with a member which would have been unnecessary had the member followed the “Game Rules”. It is easier to follow the “Game Rules” than to have to undo something that was done in violation of the “Game Rules”. In some cases undoing the violation has cost the member latterly thousands of dollars. Also, do not think the if you have three violations and correct two that you will get away with not correcting the third. The corrective cost is irrelevant. Correcting the violation is the issue. Our Declaration, By-laws, Rules and Resolutions are all posted on our web-site [www.ycc84.ca](http://www.ycc84.ca). Help management. Help yourself. Contact Management and get questions answered, before taking action.

**Now let’s get on with the formal business**.

**Acceptance of the October 23, 2017 Minutes**

**Motion:** The minutes of the October 17, 2016 Annual General Meeting of York Condominium Corporation No. 84 be accepted as amended and stated at this meeting. Julia Taylor, Unit 24

**Second:** Unit 64

**Discussion:** None

**Vote:**  Carried

**Reserve Fund Study:**

Each three years the corporation is required to have an external study completed of the reserve fund. This was done in April and reported on May 8. It’s conclusion is that this corporation is in good shape without the need for any special action to improve its situation. Each of us was provided a Summary of the Reserve Fund Study with the Notice of Meeting for tonight’s AGM.

**Fiscal Budget:**

The Board of Directors has approved the 2017 – 2018 audited financial report. The audited financial report was provided to each member as an attachment to the Notice of this Meeting. During the year our fiscal year end was changed from July 31 to May 31. As a result, budget and reserve fund figures are for 12 months while the actual figures are for 10 months. This may cause some confusion in reading the report. We are in a good financial situation.

**External Auditor for the 2018/2019 fiscal year**

Only one consideration has been put forth; so, acclamation our External Auditor for the fiscal year ending May 31, 2019 is Nabeel Ahmed.

**Bell Canada Fiber Line**

At the outset let be clear no one is obliged to deal with Bell Canada. They do not have an exclusivity agreement in our condominium.

At no cost to either the corporation or the member Bell Canada have approached us about installing their fiber line to each unit.

We presently have Bell Canada copper telephone lines through which you can get land line telephone service, internet service and fibe TV service.

Bell Canada would like to gradually replace all copper lines with their fiber lines. These fiber lines have a much faster speed. If you are a gamer or business person you may want to have this faster speed.

Bell Canada would install an underground fiber line around the front of all townhouses and from this main line then run a secondary line into each garbage room. The fiber line would be dead ended at this point.

At the resident’s expense and only if the resident wanted to make use of the fiber line service that member would then have to pay have the line extended into their townhouse. Of course, Bell would then monthly bill the resident for the extra service. If the resident did not want the service the line would continue to be dead ended in the garbage room at no cost.

The fiber line service connection would be available to resident wanting it. To the other residents the line would just come to an end in the garbage room until you wanted to install the service.

Bell must at least bring the fiber line into every garbage room. It is all or none.

**Electronic Voting:**

A draft proposed by-law was distrusted with the Notice of this Meeting. There was insufficient representation; that is, 39 members; so, there could not be a vote on its acceptance.

One member enquired about the security of received votes. The by-law require the corporation to send a notice of receipt, without any voting detail to the unit upon receipt of the electronic vote. The member would be directed to call immediately if they did not vote electronically. A general discussion was in favour. This matter will have to be brought up to the membership again when there is sufficient representation to have a vote.

**Election of two directors**:

Tonight, we will be filling two director positions. A description of the functions is in our web-site tab Directorship.

* Things have changed since our last AGM. Starting November 2017 the Act requires that each elected director complete a series of about 21 courses within 180 days of being elected. Failure to complete the courses, by law immediately removes this person from being a director. Do not let the number of courses scare anyone. They can be taken on-line at your convenience, in your home. Each runs for about 10 minutes – you watch a presentation and then answer a few multiple choice question about what you saw. Personally, I have completed these and assure you they provided good basic needed knowledge for any director.
* Until tonight there has been no requirement for any of our directors to take these courses. After completing the courses they must be taken again each seven years.

TO BE A DIRECTOR

Director's Qualifications:

1. Must be an individual.
2. Must be a least 18 years of age.
3. Must not have a status of bankrupt.
4. Must not be found, under the Substitute Decisions Act, 1992 or the Mental Health Act, to be incapable of managing a property.
5. Must not be found incapable of managing a property by any court in Canada or elsewhere.
6. Must have complied with the disclosure obligations set out in the Regulations.
7. Must sign a Director's Agreement form.
8. Must complete the educational requirements established by the Condo Office of Ontario.

We have seven directors’ positions. As required, by the Act, terms expire on a staggering basis to ensure there are always experienced and knowledgeable directors on board. This year we have two expired directors’ positions to fill. Each is for a three years term. Sandy and Greg’s directors’ position expire tonight. Changes take effect with the close of this meeting. We thank them for their valued service.

**Election of two directors**.

We have seven directors’ positions. As required by the Act their terms expire on a staggering basis to ensure there are always experienced and knowledgeable directors on board. Tonight two of those positions are open

Greg Hurtault name is in nomination. Sandy Mantini is retiring as a director. We thank Sandy for his three years of valued service.  We have one nomination: Greg Hurtault Unit 57. Are there any more nominations?

**Motion:** There being no more nominations I move the nominations be closed. Peter Baxter, Unit 37

**Second:** Unit 26

**Discussion:** None

**Vote:** Carried

Confirm that each candidate has completed the required/legislated question/contract form.

Greg was given a copy of the Directors’ contract and was given time to review and sign it.

Greg returned the contract appropriately signed

The maturity of directors terms are now:

* Greg Hurtault in 2021
* Peter Baxter and Neil Travers in 2020
* Harold Standard, Julia Taylor and John Campbell in 2019

**Open Discussion**

## Unit 57 Brought information on the Meadoway which is transforming a barren power corridor into a vibrant 16-kilometre stretch of urban greenspace and meadowlands that will become one of Canada’s largest linear urban parks. Cyclists and pedestrians will soon be able to travel from the heart of downtown Toronto to Rouge National Urban Park without ever leaving nature. Over the next seven years this site will turn into a place filled with butterflies, birds and wildflowers – a rich meadow landscape realized on a scale never before seen in the history of Toronto.

## THE MEADOWAY

## Unit 57 expressed concern that non residents may use our property as an entry way to the Meadoway.

## Peter accepted a related basic description package from unit 57 and assured everyone that it would be posted on the condo website [www.ycc84.ca/Bulletin](http://www.ycc84.ca/Bulletin) Board.

**Meeting Adjourned 7:40 PM**

**Reconvene AGM Meeting**: February 2019