

45 Lakeshore Road Co-Proprietors Association

45 Ch. du Bord-du-Lac Lakeshore, Apt. 12 East / Est
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MINUTES OF THE MEETING Officers and Administrators

DATE: March 2nd, 2020

TIME: 5:15 P.M.

LOCATION: Party Room – Ground Floor, East Building
45 Ch. du Bord-du-Lac Lakeshore, Pointe-Claire

Attendees: Daniel Lowe dan@45lakeshore.com
Diane Strotman diane@45lakeshore.com
Jacques Lefebvre jacques@45lakeshore.com
Glen Shepherd glen@45lakeshore.com
Beverley McCann bev@45lakeshore.com
Regis Blanchard admin@45lakeshore.com

1. **Approval of the minutes of the meeting of the Administrators held on January 28th 2020.**

Proposed by Dan Lowe and seconded by Glen Shepherd. Minutes approved.

2. **Business arising from the minutes of the last meeting**

Outside lights (3): Order was placed with Concept Illumination.

Levelling of stones: Order was placed with Art de Pierre.

Party room air conditioning: Order was placed with Venco AC.

Door Handles: Order was placed with supplier Doorcorp for the east side. One actual sample will be installed before proceeding with final order. Memo will be sent to co-proprietors to view new handle on unit 51.

Regis obtained a quote of \$1793.61 taxes included to have the outside of doors gold deadbolt locks changed to shiny silver plating. Company: Art et Métaux 5550 rue Fullum, suite 519, Montreal 514-495-1258 (Just the corridor side parts. Plating for doors in both towers to be done all at once).

Future plan for elevators: Regis has contacted our supplier to find a contingency plan regarding the breakdown of one of our motors. Still awaiting answer. They were reminded on Feb 24th.

Contingency fund: Amount of \$54,624.18 now invested in non-cashable GIC at 2.2% for 18 months.

3. Approval of resolution 2020-01 pertaining to our financial statements

- a. Administration approved resolution to have our financial statement produced as a Notice to reader.
- b. Diane will prepare a note to be sent to all co-proprietors with a copy of the new resolution. Co-proprietors will be asked to ratify the resolution at our next Annual General Meeting.
- c. Amendment to Declaration of co-ownership - Diane to review and send recommendations to Administrators before proceeding with up-date. The updated Declaration will have to be approved by co-proprietors present or represented at the next budget meeting.

4. Discussion on quote for water protection system for the condos

The Administration reviewed the proposal presented by Sécurité Aquadetect which offers a water damage prevention system for our building. The system itself and the costs involved (possibility to buy or lease the system) will be explained to the co-proprietors at the next Annual General Meeting. For the time being, our insurance company is not offering any rebate on insurance premiums for water damage following installation of this system. (Will probably be available in future.)

5. Varia

Bill 16

1. The Administration will be required to have our contingency fund evaluated every 5 years. The annual contributions to this fund will be based on the recommendation of this study. The government will designate which professional orders will be mandated to perform this evaluation (this should be done in 2021). More work will be done in 2020 by the Government to decide how this will be handled. This new requirement will be in effect when a final decision will have been made by the Government, probably in 2021. This requirement will be in effect within 3 years after a final decision has been made, which means 2024. The evaluation is valid for a period of 5 years.

2. The Administration will be required to keep a maintenance log and to have it reviewed periodically. The Government will be determining the format, content and modalities of this maintenance log. This requirement will be in effect at the same time as the evaluation of the contingency fund, which means

probably 2024. The requirement to up-date this maintenance log will be determined by the Government in 2021.

3. The Administration will be required to maintain a certificate on the condition of our building and to supply a copy to any co-proprietor who requests a copy.

4. The Administration will be required to inform co-proprietors of any decision made within 30 days. The Administration will also be required to consult co-proprietors during the Annual General Meeting regarding any special contribution or any moneys being borrowed.

5. In specific cases, the Court may modify a decision made by the Administration.

6. Any co-proprietor who has not paid his/her condo fees for a period of more than 3 months may not be part of the Administration.

Insurance project

Jacques, Regis and Diane to establish a project plan and timelines to meet the requirements of the new insurance rules. The project is slated to start the week of March 9th for completion beginning of June 2020.

Rules and Regulations

Diane to up-date rules and regulations and send to the Administrators and Mr. Moors for review. These should be presented at the Annual General Meeting and approved by co-proprietors present and represented.

Parking in garage by non-residents

Lawyer's first recommendation is that non-residents cannot park in our garage.

However, since the Administration wanted to proceed differently, lawyer is presently drafting a waiver to discharge 45 Lakeshore Co-proprietors Association of any damage claim in the event a car belonging to a non-resident which is parked in our garage sustains damages.

After further discussion, it was decided that the insurers of non-residents who have a car parked in our garage should be signing such a waiver. Jacques to contact our insurance company to discuss further.

6. Adjournment.

Adjournment was proposed by Diane Strotman and seconded by Beverley McCann.

Meeting was adjourned at 18 h 30.