

45 Lakeshore Road Co-Proprietors Association

45 Ch. du Bord-du-Lac Lakeshore, Apt. 12 East / Est

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MINUTES OF MEETING OF Officers and Administrators

DATE: February 4th, 2021

TIME: 15 h 00

LOCATION: Virtual meeting via Zoom

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

Meeting was called to order at 15 h 00.

1. Approval of the minutes of the meeting of the Administrators held on July 2nd, 2020.

Jacques Lefebvre proposed the adoption of the minutes of the July 2nd, 2020 meeting. This was seconded by Glen Shepherd. Minutes approved.

2. Business arising from the minutes of the last meeting

Door handles : plaques for doors are being enlarged and engraved. Project should be completed within the next 6 months.

Water protection system : where do we go from here. Price seems to be a issue for some co-proprietors. Will place the project on hold for now. Will wait until our insurance company mandates the installation of such a system.

Proof of insurance: Regis to send reminder to co-proprietors and renters since most have not forwarded proof of insurance yet.

Website: Dan Lowe to forward to administrators 3 videos on a site which is presently being used in other condo buildings. Administrators to review and discuss at our next meeting. Cost is approximately \$50 - \$60 per month. No set up fees.

Financial statements for 2019 and 2020: 2019 statements have now been redone in the format of a Review Engagement. Ray Ouimet has reviewed the Review Engagement and has recommended certain minor modifications which our Accountant has done. Review Engagement for 2019 will be forwarded to all co-proprietors shortly. Financial Statements for 2020 will be drawn up in the form of a Notice to Reader as per result of vote of co-proprietors.

Parking of non-residents in garage: Administration has checked with a few other condo buildings and it has been confirmed that non-residents cannot park in the garage. Consequently, decision will stand.

Up-dating Declaration of co-proprietorship : This is a major undertaking since we have to review minutes of all previous meetings of co-proprietors to include in our new Declaration any decision which was approved by co-proprietors and which differs from our original Declaration. Diane will head this project but will be requesting the help of one or two other co-proprietors.

3. Desjardins Insurance

Desjardins has informed us that there will be an increase of \$5 K of our insurance premium in 2021. Jacques Lefebvre has requested another quote from our previous insurance agent. Ms Michèle Lafleur, who is a representative of our previous insurance agent, will be sending the quote some time next week.

Building evaluation : \$2,250 plus tax. Previous evaluation done 5 years ago. Desjardins has requested an up-to-date evaluation which was performed last week. Should be receiving report with the next 2 weeks. It is a requirement of the Quebec government that an evaluation of the status of our building be done every 5 years.

4. Maintenance work to be done

Maintenance log: The Quebec Gouvernement has issued a regulation whereby condo buildings are required to have a maintenance log of all work performed on the building in previous years and work to be done in the future. Although our Association, the RGCQ, has proposed a format for this project, the Quebec Government will be issuing a format in April 2021 along with instructions as to who can perform this type of project. We will wait until the Government issues the info before proceeding. This maintenance log is especially important since it will help determine the amount we should have in our contingency fund to be able to make the necessary repairs and changes.

Cleaning of plumbing stacks : It has been uncovered that several plumbing stacks are rusting and will need to be repaired. Since this repair work is expensive, we have obtained one quote and Regis will be contacting another supplier for a second quote. The Administration will discuss further at our next meeting.

5. Cars plugged in for winter in garage

There are only 3 cars plugged in the winter. Since the cost is minimal, the Administration will not pursue this matter further.

6. Short presentation on seminars attended

The webinar pertaining to the maintenance log and contingency fund dealt mostly with information provided under section 4.

The webinar on insurance dealt with the fact that our insurance policy should cover the common areas and the units in their original state. Our insurance

policy does not cover any improvements done by co-proprietors. Jacques Lefebvre confirmed that our insurance policy is in compliance.

The webinar also covered the liability insurance for the Administrators. Jacques Lefebvre confirmed that our insurance policy does cover this.

The webinar also mentioned that all co-proprietors in buildings with more than 13 units should have civil responsibility insurance in the amount of \$2 million or more. All co-proprietors should supply Property Manager with proof of insurance.

7. **Electric cars**

Some co-proprietors have enquired about the purchase of electric cars. It is understood that any co-proprietors who wishes to purchase an electric car will be paying for the installation of the charging station. Regis sent us a link to an interesting website which provides for the installation of a charging station attached to the electrical meter of the owner. Administration to review and discuss at next meeting.

<https://murbly.com/en/resources/demand-charge-controller>

8. **Varia**

Construction on West Side and Sound barrier: We know that the house next to the apartment at 55 Lakeshore has been purchased by the owners of 55 Lakeshore. No building permit issued yet. No further news on the sound barrier.

Speed limit on Lakeshore Road: Although there are fewer cars on Lakeshore Road because of the pandemic, the police has been somewhat more diligent at issuing speeding tickets. However, we will have a better idea of the situation after the pandemic.

Burglary in one condo on first floor: Regis to purchase window protection film to deter robber break-ins on first floor of building. Co-proprietors who wish to prevail themselves of this offer will have to pay for the cost of the film; the Administration will pay for the part which will be installed on doors and windows in common areas.

9. **Adjournment**

Beverley McCann proposed the adjournment of the meeting which was seconded by Glen Shepherd. Meeting was adjourned at 16h 20.



Dan Lowe, President