

45 Lakeshore Road Co-Proprietors Association

**45 Ch. du Bord-du-Lac Lakeshore, Apt. 12 East / Est
Pointe-Claire, QC H9S 4H3**

MINUTES

Meeting of the Board of Directors

DATE: March 26th, 2025

TIME: 10 h 00

LOCATION: Party room – Ground floor – East building
45 Ch. du Bord-du-Lac Lakeshore, Pointe-Claire

PRESENT : Diane Strotman
Jacques Lefebvre
David Gare
Dave Merrett
Regis Blanchard admin@45lakeshore.com

ABSENT: Glen Shepherd

Diane called the meeting to order at 11 h 30. The following were added or changed in the agenda: we added the issue of a container and the approval of installation of a heat pump; we also changed the title under no. 4 to Budget estimate for 2026. David Gare agreed to chair the meeting.

1. Approval of the minutes of the January 28th, 2025 meeting

Approval of the minutes proposed by Dave Merrett; seconded by Jacques Lefebvre. Minutes approved.

2. Business arising from the minutes of the January 28th, 2025 meeting.

Declaration of co-ownership: final draft of declaration posted on our website in English and French at the beginning of March. No questions or comments received so far. The Board will also have to review and approve the resolution drawn up by the law firm.

Pool repair: the Board had agreed to try an alternative solution to fix the jets in the pool. Did not work. Therefore, approved original proposal was reinstated. Pool repair to cost app. \$72K.

Financial statements for 2024: approved by the Board of Directors. To be presented to the co-proprietors at the AGM.

Project plan: Dave Merrett to send up-dated copy to all members of the Board and Regis.

Credit card: Momentum Scotia Visa card obtained. The card is in the name of Diane Strotman. Have requested another card for Regis Blanchard. The card costs \$79. per year. Will cost another \$29. to obtain another card for Regis. The credit limit is \$2500 secured by one of our GICs. Momentum Visa card allows us to accumulate points on certain types of purchases. So, should pay for itself with the purchases we make.

3. Contingency fund and auto-insurance fund

As of March 25th, our contingency fund was in the amount of \$430,421. We are working on taking another \$25K to pay suppliers for the many projects we have undertaken to bring our building up to date. To this date, we have not deposited an amount of \$70K in the contingency fund and have withdrawn \$20K from the fund to be able to cover all the expenses we have incurred since the end of last year. The decision was made to proceed in this fashion because the interest rates have gone down and we want to capitalize on the funds already in the contingency fund invested at a much higher rate.

4. Budget estimate for 2026

Budget was discussed; the issue of rent expenses was brought up. Regis contacted the accountant and it was deemed that this amount should not appear in the Budget estimate. The revised budget estimate has been forwarded to Board members who have been asked to approve via email. The 2026 budget estimate will be presented to the co-proprietors at the AGM.

5. Annual general meeting

Date has been set for May 28h at 19 h 30. Invitations will be sent to co-proprietors in due time.

6. Varia

6.1 Landcare: increase of 4.8%. Board reviewed estimates provided by other suppliers.

Landcare was still the less expensive. We will continue with them.

6.2 Complaints: one co-proprietor has addressed various complaints to the Board.

The Board met with the owners from 10 h 00 to 11 h30 and discussed their issues. Board will be following up with co-proprietors in April.

6.3 Container: one co-proprietor who is moving at the end of August requested permission to store a container on our premises. Board did not agree and suggested that she uses the I-pod solution which stores the container on their premises until such time as the person is ready to move in.

6.4 Installation of heat pump: the Board members were requested to approve the installation of a heat pump in one of the units. There was some questions as to what exactly we were approving. To be discussed further.

7. Next meeting of the Board of Directors: April 23rd at 10 h 30.

8. Adjournment

Proposed by Diane Strotman and seconded by Jacques Lefebvre. Meeting adjourned at 12 h 20.

Diane Strotman, co-president