

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 23rd, 2026

TIME: 8 h 30

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

PRESENT: David Gare
Dave Merrett
Diane Strotman
Regis Blanchard

Diane Strotman accepted to preside the meeting. Meeting was called to order at 8 h 30. Diane added an item under point 3 to discuss new lighting in the building.

- 1. Approval of the minutes of the January 13th, 2026 meeting**
Proposed by David Gare and seconded by Dave Merret. Minutes approved.
- 2. Business arising from the minutes of the January 13th, 2026 meeting**

Electric charging stations: the draft of the proposal to be presented at the AGM for approval by co-proprietors is almost ready. Waiting for answer from Hydro-Solution to provide additional information regarding whether they can install charging stations in a building such as ours and, if so, the possibility for co-proprietors to pay monthly rental fees instead of a lump sum payment at the time of installation.

Excel spreadsheet pertaining of contingency fund: waiver received from lawyers. Board members have reviewed and made minor changes. Will be translated in English and attached to Excel spreadsheet to be sent by e-mail to co-proprietors.

Employment contract: David, Dave and Diane have reviewed the employment contract. Still some questions to be answered. Diane and Dave to follow-up.

Law no. 16: maintenance log up-date: Regis prepared a new maintenance log which is posted on our website.

Switching to Desjardins: Board satisfied with customer service provided up-to-date. Their system is much more user-friendly than the one provided by our former banking institution.

Generator: generator has been repaired. Awaiting installation of springs at a cost of \$4 K which should greatly reduce the noise level, especially from condos located near the room where the generator is installed.

Water protection system: inspection finished. All batteries have been changed.

Penthouse balcony: discussion was held with Mr. and Mrs. Ouimet who agreed to sign a waiver whereby they will pay the amount of the deductible of the building insurance policy as instructed by Desjardins for any water infiltration emanating from their patio.

Purchase of hedges for the back of the building: project has been put on hold. Regis talked to a tree expert who told him that that cedar edge can last 5-10 year in this state.

2. Contingency fund and auto-insurance fund

Balance as of March 22nd, 2026:

Scotiabank:

Operating fund: \$958.58

Non-redeemable GIC's:	\$ 10,638.02	invested at 4.10%	maturity date 09-09-2026
	\$ 10,941.61	invested at 3.50%	maturity date 3-30-2026
	\$ 11,419.84	invested at 4.10	maturity date 09-09-26
	\$161,393.39	invested at 4.50%	maturity date 08-01-2026
	\$ 10,769.27	invested at 4.00%	maturity date 05-03-2027
	\$ 41,598.80	invested at 4.015%	maturity date 12-22-2028
	\$ 78,920	invested at 3.25%	maturity date 03-03-2030

Total investment at Scotiabank : \$325,679.18

Desjardins:

Operating funds: \$23,347.26

Savings account – auto-insurance fund: \$25,022.60

Savings account – contingency fund: \$131,306.83

Contributions for 2026: to start in April

Replenishing auto-insurance fund and Desjardins deductible funds were taken from the surplus in our operating fund for 2025 and from the overage in the insurance premium budgeted as opposed to the premium charged by Desjardins in 2025.

Broken window: contacted our insurance company who informed us that this was vandalism and the syndicate is responsible for replacing the glass.

3. New lighthouse:

One sample was installed in garage. If satisfactory, we will install where needed throughout the building at the cost of \$22K in approximately 6 weeks. Electrician has been chosen. Will be getting a subsidy from Hydro-Quebec of about \$5K.

4. Approval of budget estimate for 2027.

Budget approved by the Administration.

5. AGM

Date: May 27th, 2026 at 19 h 30

Proposed Agenda: agenda approved.

6. Complaints:

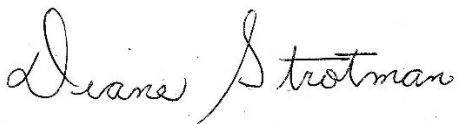
Recycling of flyers delivered by Poste Canada being left on the ledge near the mailbox: Regis to address issue with new owners.

7. Next meeting of the Board of Directors:

May 4th, 2026 at 8 h 30.

8. Adjournment

Proposed by Dave Merrett and approved David Gare. Meeting adjourned at 9 h 30.

A handwritten signature in cursive script that reads "Diane Strotman".

Diane Strotman, Member of the Board of Directors.