

45 Lakeshore Road Co-Proprietors Association

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

MINUTES

Meeting of the Board of Directors

DATE: May 4th, 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 chair the meeting. Meeting was called to order at 8 h 30.

1. Approval of the minutes of the March 23rd, 2026 meeting

Proposed by David Gare and seconded by Dave Merrett. Minutes approved.

2. Business arising from the minutes of the March 23rd, 2026 meeting

Electric charging stations: will poll owners at AGM to see if any of them are planning to buy an electric car in the near future.

Excel spreadsheet pertaining of contingency fund: send with invite to AGM. Calculation will be explained during this meeting.

Employment contract: Contract was reviewed and changes made. Regis will be invited to a meeting to further discuss.

Penthouse balcony: Diane to communicate with Ray to have him confirm in typed form what his note meant. Installation of new drainage pipe should be done tomorrow.

Broken window: has now been repaired.

New lights in garage: installation to be done tomorrow.

Carpets for hallways: price somewhat prohibitive. Could apply sealer. To be placed on hold for now.

3. Contingency fund and auto-insurance fund

Balance as of May 4th, 2026:

Scotiabank:

Operating fund: \$902.18

Non-redeemable GIC's: \$316,184.45 invested between 3.25% and 4.50% redeemable between 08-01-2026 and 03-03-2030.

Desjardins:

Operating funds: \$11,467.36

Savings account – auto-insurance fund: \$25,085.37

Savings account – contingency fund: \$168,674.41

Contributions for 2026: \$24K.

4. AGM

Reviewed agenda and assigned tasks to members of the Board. Diane to write new rule regarding patio furniture to be approved.

5. Varia

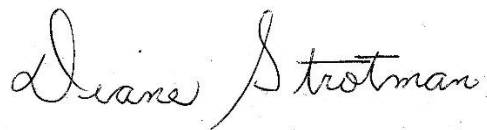
Board approve the purchase of a tool to unblock toilets with a camera for approximately \$900.

6. Next meeting of the Board of Directors:

June 16th, 2026 at 8 h 30.

7. Adjournment

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



Diane Strotman, Member of the Board of Administration.