

# **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:** June 20th 2025

**TIME:** 10 h 00

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

**PRESENT:** David Gare  
Dave Merrett  
Diane Strotman  
Regis Blanchard [admin@45lakeshore.com](mailto:admin@45lakeshore.com)

Diane Strotman agreed to chair the meeting. Meeting was called to order at 10 h00.

#### **1. Approval of the minutes of the March 26<sup>th</sup>, 2025 meeting**

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

#### **2. Business arising from the minutes of the March 26<sup>th</sup>, 2025 meeting.**

Credit card: Requested that the credit card statement appear on the Scotiacconnect statement. Bank informed us that bank rules dictated that the statement be issued in the name of the person which appears on the credit cart. Diane to follow-up with bank.

Balconies: reconfirmed with Regis that statement made at AGM was correct.

#### **3. Contingency fund and auto-insurance fund**

Balance as of today: \$402,300.

New financial adviser will be handling our account at Scotiabank as of July 7<sup>th</sup>.

Meeting with bank manager to raise issues of lack of service.

We will be looking into changing banks in order to find a bank which has more experience in handling condo business and where we could perform all transactions on-line.

David Gare to prepare a briefing document for this purpose.

#### **4. Follow-up to May 28<sup>th</sup>, 2025 AGM**

Declaration of co-ownership: will make final changes before notarizing.  
Issue regarding resolution : one co-owner did not agree with the statement that the person designated to handle the Declaration on behalf of the co-owners could be allowed to make substantive corrections; although the Declaration was approved, we reviewed the resolution and it has been determined that the statement of making substantives corrections within the context of the rest of the text, does not permit the person authorized to handle the Declaration on behalf of the co-owners to make changes that do not respect the spirit of the Declaration as approved by the co-owner and therefore was unacceptable  
Parking in garage: the Board decided to invite Mr. Fournier to meet with them on July 11th to discuss further. Invitation to be forwarded shortly.  
Increase of contingency fund 60%% or 14%; is increase in contingency sufficient to cover replacement of roof, elevators and windows: David Gare to prepare spreadsheet outlining the amount of condo fees which go to operating fund and the amount which goes into contingency fund over the next 20 years so that co-owners can have a clear picture of the financial situation.  
Statement concerning window coverings will be added to section 13.3 of Declaration; Window coverings should be either white, off-white, beige or light grey. Window coverings in other colours should be lined in white, off-white, beige or light grey to protect the uniformity of our building from the outside. We will grandfather the window covering in units 40 and 100 until the owners are ready to change their window coverings.

Added to the agenda:

Air-conditioning: Regis presented the Board with a proposal to replace the air-conditioning units in both lobbies by heat pumps which would also allow to provide air-conditioning to the upper hallways. Regis will pursue discussion with vendor and report back to the Board.

Bicycles: Since our bicycle shed is getting too full; Regis will prepare an email addressed to co-owners using the shed; those that no longer use their bicycles, can either remove them, sell them, or donate them if they so wish (we can assist in this process).

## **5. Charging station for electric cars**

Regis and Diane will prepare the specifications to be approved by the Board and then disseminated to all co-owners.

## **6. Varia**

6.1 Complaints: one co-proprietor is complaining about our condo fees and other issues. Complaint to be addressed by the Board.

## **7. Next meeting of the Board of Directors**

August 4<sup>th</sup>, 2025 at 10 h 00.

## **8. Adjournment**

Proposed by Dave Merrett and seconded by David Gare. Meeting adjourned at 11h 30.