

# **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:** August 4<sup>th</sup>, 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 accepted to preside the meeting. Meeting called to order at 10 h 05.

**1. Approval of the minutes of the June 20<sup>th</sup>, 2025 meeting**

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

**2. Business arising from the minutes of the June 20<sup>th</sup>, 2025 and AGM meeting of May 28<sup>th</sup>, 2025**

Credit card: Director of Scotiabank confirmed that it is the bank`s policy to have a designated person responsible for credit cards assigned to a not-for-profit organization even if the 45 Lakeshore Road Co-proprietors Association secured the credit card with a \$2500 GIC.

Declaration of co-ownership: Law firm recommended that we do not include the window covering issue in our Declaration. This requirement should be a rule which we will prepare and add to our rules and regulations. This can be approved by the co-proprietors at our next AGM. We will therefore instruct the law firm to have our new Declaration notarized. It was decided that Diane Strotman will be signing the Declaration on behalf of our Association.

Air-conditioning: project is being placed on hold for now.

Bicycles: some co-proprietors have now removed their bicycle(s) from the shed.

Charging stations: Diane to rewrite plan of action which will be reviewed by the other members of the Board. It will then be sent to all co-proprietors.

Parking in garage for non-residents: Diane contacted Me Joli-coeur who provides legal advice to members of our association, the RGCQ. Me Joli-coeur informed us that non-residents may not park their vehicles in our garage for the following reasons: 1. It is not part of the purpose (destination) of our building; 2. It could increase our insurance premium in case of damage; 3. The security of the building could be compromised.

Excel spreadsheet pertaining of contingency fund: lawyer back from vacation today. Will contact him regarding the required waiver.

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

Balance as of August 1<sup>st</sup>, 2025: \$414,346.

New financial adviser at Scotiabank as of July 7<sup>th</sup>: Jeffrey St-Amand

Meeting with bank manager to raise issues of lack of service: Bank manager agreed to handle our account personally should our financial adviser be unavailable.

Investigate other financial institution: see attached document. The Board agreed to move our account to Desjardins. Diane to handle.

### **4. Insurance Claim**

**4.1 Water damage:** the downpour of July 13<sup>th</sup>, 2025 caused damages to the floors in one of the condos. Regis is handling.

**4.2 Auto-insurance fund:** situation to be reevaluated in December.

**4.3 Approval of reference units for insurance purposes:** Diane to contact RGCQ to find out if this approval must be done through a meeting of co-proprietors or if it can be voted upon electronically.

### **5. Adoption of new law #16 regarding condominiums**

Bill 16 will now become laws as of August 14<sup>th</sup>, 2025. The main elements of this law are:

1. We need to prepare a maintenance log of all our equipment in both common areas and in private areas which fall under the responsibility of the association as well as all maintenance work performed in the past and work will need to be done in the coming 25 years. This document must be prepared or revised by a qualified independent professional;
2. An evaluation of the contingency fund every 5 years;
3. A certificate providing the co-proprietor who is selling his/her unit with the following information:
  - 3.1 the amount in our contingency and auto-insurance fund at the time the certificate is prepared;
  - 3.2 the amount that should be in our contingency fund at the begin of the current year, according to the evaluation of our contingency fund;
  - 3.3 the amount of condo fees paid in the last three years;
  - 3.4 the budget surplus or deficits in our financial statement in the last three years;
  - 3.5 the budget estimate for the current year;
  - 3.6 major work done or planned
  - 3.7 any current litigation.

**6. Parking rules**

Diane to finalize document. Regis to post on our website and inform residents. These rules will be in effect immediately. Co-proprietors will be asked to vote on them at the next AGM meeting at which time they will be adopted as is or amended accordingly.

**7. Code of Conduct for Board Members**

David Gare will prepare a draft of the code to be reviewed at the next Board meeting

**8. Varia**

6.1 Complaints: one co-proprietor complained about not receiving agenda/invitation to the AGM and addressed comments regarding charging stations. Board provided an answer in writing.

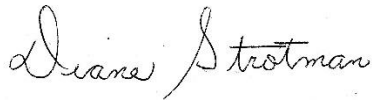
6.2 Kids next door: There is a new family living in the gray house behind our building. When entering the parking from the East side, co-proprietors should be mindful of the fact that the children are often playing in Godin Street.

**9. Next meeting of the Board of Directors:**

September 17<sup>th</sup>, 2025 at 9 h 30.

**10. Adjournment**

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



Diane Strotman

Member of the board of Directors