

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

MINUTES OF THE MEETING

Officers and Administrators

DATE: October 27th, 2022

TIME: 17 h 00

LOCATION: Party Room – Ground Floor, East Building
45 Ch. du Bord-du-Lac Lakeshore, Pointe-Claire

ATTENDEES :

Daniel Lowe	dan@45lakeshore.com
Diane Strotman	diane@45lakeshore.com
Jacques Lefebvre	jacques@45lakeshore.com
Glen Shepherd	glen@45lakeshore.com
David Gare	david@45lakeshore.com
Regis Blanchard	admin@45lakeshore.com

The Administrators welcomed the new member of the Board, David Gare.

1. Approval of the minutes of the meeting of the Administrators held on June 14th and 27th, 2022.

Proposed by Jacques Lefebvre and seconded by Dan Lowe.
Minutes approved.

2. Business arising from the minutes of the last meetings

Balconies: Met with supplier because balconies have started to rust again although supplier had guaranteed his work. Supplier visited some balconies and offered to send us a quote to redo some of the work. Still awaiting his quote despite numerous phone calls. The Board agreed to find a student in the Spring to touch up the rusty parts.

Aqua-Detect: Regis and Diane to call the company to find out what is truly required from us to test the system on a yearly basis and to provide proof that we did, since Regis can monitor from his phone any failure of the system.

Rounds: Although Regis is very thorough, the Board has the mandate to inform him of any work which needs to be done.

Declaration of co-ownership: Deposit of \$5 K sent to lawyers Therrien, Couture, Jolicoeur. Work will start in December at which time the lawyers will meet with the Administrators (either in person or on Zoom).

This will be followed by a visit of our building either in person or on Zoom.

Next step will be preparation of a draft of the new Declaration.

Non-payment of condo fees: Invoice with past due amount has been supplied to the condo owner. Awaiting his reply.

3. 2023 Budget

Review of maintenance report by Legault Dubois; detailed report of the maintenance to be done in our building was reviewed by Dan, Diane, and Regis to determine what will be done in-house, what will need to be done by a contractor and what we feel is not necessary.

Review of proposed scenarios for 2023 budget and approval of budget; Diane thanked Regis for the excellent work preparing the various scenarios to increase our underfunded contingency fund.

Board reviewed budget for 2023 which was approved unanimously.

Review of contingency fund report by Legault Dubois to be sent to all co-proprietors along with the amount of their condo fees for 2023.

Mortgage with Laurentian Bank:

Board has decided not to pay off our commercial mortgage. Still contacted Laurentian Bank to investigate the possibility of doubling payments every month and paying an extra 15% each year as we can do with regular mortgages. Awaiting their call. In the meantime, Board has decided to invest part of the surplus that we have in our operating fund in 2022 in a cashable GIC.

4. Date of Budget Meeting

Wednesday, November 30th, 2022, at 7 h 00.

5. Varia

Work performed by co-proprietors; same process applies as work performed by outside contractors. Form to be filled out, deposit to be given in case of damage and approval of Administration required.

Trees: to be discussed at next meeting of the Administrators.

Fireplaces: contacted the City of Pointe-Claire regarding the use of our old fireplaces. Our old fireplaces can be used unless there is a smog warning. The City is not planning to change the rules regarding fireplaces soon.

Holiday get-together: Dan to contact Beverley to organize our yearly get-together. Invitation will be sent to co-proprietors once the date has been set.

6. Adjournment.

Adjournment was proposed by Glen Shepherd and seconded by David Gare.

Meeting was adjourned at 6 h 30.

A handwritten signature in black ink, appearing to read 'Dan Lowe', written in a cursive style.

Dan Lowe, President