

45 Lakeshore Road Co-Proprietors Association

45 Ch. du Bord-du-Lac Lakeshore, Apt. 12 East / Est
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MINUTES OF MEETING Officers and Administrators

DATE: March 8th, 2022

TIME: 14 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
Beverley McCann bev@45lakeshore.com
Regis Blanchard admin@45lakeshore.com

Meeting was called to order at 2 h 10.

1. Approval of the minutes of the meeting of the Administrators held on July 13th, 2021.

Proposed by B. McCann and seconded by J. Lefebvre.
Minutes approved.

2. Business arising from the minutes of the last meeting

Door Handles: All handles have been changed, except PH-6. In general, most people are happy. A few of the administrators mentioned some difficulties with locking their doors or other issues. Regis to enquire if any co-proprietors are also experiencing difficulties with a view to fixing the problems.

Contingency fund: Two GICs were renewed recently with 4 more to be renewed in a few months at which time interest rates should be higher. As of the February 1st, the amount in our contingency and insurance fund is \$263,894.

Balconies: Supplier to come and touch up balconies in the Spring. Regis to review contract to ensure that it is stipulated that touch up would be done up to 2 years after initial work.

3. **Aqua Detect installation**

Installation done. Internet needs to be connected in certain cases. Very professional workers. Regis to show co-proprietors how to test system on a yearly basis to ensure continued warrantee by Aqua Detect. This testing will need to be done on a yearly basis.

4. **Declaration of co-proprietorship**

Preliminary work done on Declaration by reviewing Minutes of all meetings since 1990. Diane to find notary or lawyer to draft new Declaration. Glen Shepherd has agreed to attend meeting with Diane and chosen notary or lawyer.

5. **Varia**

Rules and Regulations: Once new Declaration is reviewed and approved by co-proprietors, Diane will review the rules and regulations to incorporate any changes or up-dates.

Insurance premium for 2022: Desjardins Insurance has increased our premium by \$3,500. in 2022.

Non-payment of condo fees: Regis to prepare an invoice for co-proprietor who is not paying his condo fees in full and add the interest charge which applies. Co-proprietor will be contacted by Administration.

Financial Statements for 2021: Our financial statements in the form of a Notice to readers will be ready in June this year and will be presented to co-proprietors at the next AGM, as required.

Next Annual General Meeting: Because of the uncertainty surrounding the pandemic at this time and in the months to come and because the report from the supplier responsible for the study of our contingency fund will not be ready in June, the Administration has decided to have the AGM in September again this year. The budget meeting will also be combined with the AGM.

Gym: The rules pertaining to the gym will remain as is for the time being. The Administration is pleased with the reservation system and wishes to maintain it.

Salary for Regis replacement: One of the persons replacing Regis during his holidays is a retiree whose benefits are clawed back if he receives additional moneys for work performed. The Administration is required to supply a T4A form to anyone who receives a salary from the Association; the members of the

Administration agreed that we will abide by government rules. Glen will investigate the OAS situation and get back to us. In the meantime, if anyone knows someone who might be interested in replacing Regis during his holidays, please inform us.

Tour of the building on May 4th, 2022: Jacques has agreed to meet with Regis and supplier who will be studying our contingency fund when they tour our building.

Rounds: To maintain the quality of our building, members of the Board will diligently report to Regis any issues regarding repairs to be made.

Extra work for Regis: Some co-proprietors are expecting Regis to perform tasks which are not within the scope of his work. For instance, someone threw out a big TV in the garage near the garbage. Electronics such as old TVs should be returned to a center where they accept such electronics. It is not acceptable to place these in the garbage for Regis to handle.

6. **Adjournment**

Proposed by B. McCann and seconded by D. Lowe

Meeting adjourned at 15 h 20.



Dan Lowe, President