

45 Lakeshore Road Co-Proprietors Association

45 Ch. du Bord-du-Lac Lakeshore, Apt. 12 East / Est
Pointe-Claire, QC H9S 4H3
514-464-6121

MINUTES

Meeting of Officers and Administrators

DATE: April 10th, 2023

TIME: 10 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

Glen Shepherd called the meeting to order at 10 h 05.

1. Approval of the minutes of the meeting of the Administrators held on February 10th, 2023.

Proposed by David Gare seconded by Jaques Lefebvre. Minutes approved unanimously.

2. Business arising from the minutes of the February 10th, 2023

Aqua-Detect: Inspection of all condos has been done. Administrators decided not to sign the yearly agreement with Aqua-Detect in the amount of \$2,800. Calls to help line are still free for now. Association will pay for the cost-of-service call of \$125 once per year. Owners to pay for repairs. Co-proprietors who require new batteries will be instructed to call Regis for replacement, since we have a supply of batteries in stock.

Declaration of co-ownership: Members of the Board met with the law firm on March 7th, 2023, to answer their questions and advise them of our needs. Work is well underway. Administrators will have to review the new Declaration in its entirety, make necessary changes before sending to co-proprietors for their review and approval. Once review is completed and required changes made, a lawyer from the law firm will be invited to present the new Declaration to co-proprietors and answer their questions to ensure approval by co-proprietors.

Up-date on work performed internally following Legault-Dubois report: to be done shortly. Regis and Diane to perform review shortly.

Purchase of defibrillator: on order. Should arrive in April. Board has decided to install in hallway between East and West tower, where possible, since there are concrete walls in this hallway. Diane to organize training for all members of the Board and any co-proprietors who wish to attend with the City of Pointe-Claire.

3. AGM: Confirmation of date: May 17th, 2023 – 19 h 30.

Brick work: to be repaired once the temperature is mild enough. Regis has started the purchase of material required. The work will be done after first window cleaning which is scheduled for May 15th. In order for work to be effective, we need a minimum outside temperature of 15 C.

Balconies: Regis to retain the services of a supplier to assess the severity of repairs needed. Regis will be following up with supplier for quote and date.

Elevator Doors: parts have been ordered. Regis to follow up with supplier as to the dates when work can be performed. Will advise all residents of date asap since elevators will be out of service for approximately one week. Some residents may choose to move out for the week.

Heat alarm system: All defective detectors have been changed.

Trees: The City of Pointe-Claire has brought down the two trees that belong to the City on the edge our property and will be removing the stumps once the weather is warmer. We now have to look into removing the tree that belongs to us and replacing it. Since this tree is still alive, we will tentatively include the cost of its removal and replacement in the 2025 budget.

Summer get-together: Since our party organizer, Beverley McCann, is not available in June, the get-together will be held in July. Date to be communicated at the AGM meeting.

4. Bell Fibre

Installation of the pure fibre optic cable is now complete after extensive work in our driveway. Diane will communicate with Bell to find out cost of installation and monthly cost. Co-proprietors will be advised at the AGM meeting.

5. Preparation of AGM meeting – May 17th, 2023

Agenda

Diane prepared agenda for the AGM which was approved by all Board members. Agenda and all pertinent documents will be sent to co-proprietors before the end of April.

Approval of 2024 Budget

Board has approved 2024 budget.

Financial statements

Regis has communicated with accountant who confirmed that financial statements will be ready on time for our AGM meeting to be held on May 17th.

6. Resolution regarding e-mails

Board has approved resolution to be presented at AGM meeting.

7. Varia

7.1 Lighting in hallways and garage: Glen to obtain more info.

7.2 Contingency fund: Board has agreed on management of contingency fund to optimize revenues.

7.3 Pool: repairs may be included in 2025 budget, unless other more essential repairs surface.

8. Adjournment

Proposed by Glen Shepherd and seconded by Jacques Lefebvre. Meeting adjourned at 11h 10.

A handwritten signature in cursive script that reads "Daniel Lowe".

Daniel Lowe

President