

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 Officers and Administrators

DATE: Friday, February 10th, 2023

TIME: 18 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

Meeting was called to order at 18 h 00.

1. Approval of the minutes of the meeting of the Administrators held on October 27th, 2022.

Proposed by Jacques Lefebvre and seconded by Glen Shepherd. Minutes approved.

2. Business arising from the minutes of the October 27th, 2022 meeting

Aqua-Detect: Regis to call supplier to set date for inspection. If date is set later than one year after installation in which case the system may no longer be under warranty, Diane to draft a letter to be signed by Aqua-Detect which would prolong our warranty.

Declaration of co-ownership: Board decided that a Zoom meeting would be the preferred method of communication with the lawyers. Diane to communicate with lawyers to set time and date.

Laurentian Bank: Our mortgage is due for renewal in September 2023. The Board decided not to pay mortgage in full and continue making monthly

payments. The decision was made based on the fact that we want to remain in a cash situation should any major repairs need to be done. Balance is app. \$43K.

3. Purchase of defibrillator

The Board reviewed various makes of Defibrillators. It was decided to purchase the Heart Science one because of ease of use. The defibrillator will be installed in the long corridor between the two Towers. Cost is app. \$1642. with batteries having a 4-year life span and electrodes costing app. \$242. The Aquatic Center in Pointe Claire has agreed to come and train co-owners provided we are a minimum of 8 people. An invitation for the training will be sent to all residents once the purchase and installation have been completed.

4. Contingency fund

The Board made the decision to invest an amount of \$10K at the beginning of each month from our contingency fund to maximize interest received. On February 10th, \$10K was invested at a rate of 5.2% and we also renewed a GIC in the amount of \$87,616 at the same rate for a period of 388 days.

5. AGM and Budget Meeting

Decision made to have only one meeting per year in late May or in June at which time financials and budget for 2024 will be presented to the assembly along with other matters pertaining to our condo.

Tentative date: May 17th, 2023.

All members of the Board have agreed to stay on for the 23-24 mandate; however, should any other owners wish to join the Board, they are most welcome to let their intentions known. This can be done by having the nominations papers signed and submitted to the Administrator prior to the AGM.

6. BBQ's

Some residents are using BBQ's with charcoal or other types of devices such as smokers on their back balconies. This has resulted in several complaints because of the smoke emanating for these devices.

The Administration has decided that only propane or electric BBQ's can be used on back balconies. All other devices are banned moving forward. Rules and regulations will be amended accordingly.

7. Repairs

Brick work: Supplier has quoted us a price of app. \$16K to apply a waterproof sealer where there is water leakage. Regis can repair for approximately \$3K. Would involve renting of a crane and purchase of material.

Administration has decided that Regis may perform this work.

Balconies: Regis to contact supplier to have assessment done on balconies, especially those with cracks in the cement, at the beginning of Spring

As for paint touch up on railings that have rusted again, Regis has identified a person who is would be prepared to do this work in the Spring.

Elevator Doors: Cost of repairs to doors is approximately \$52K with elevator service suspended in each Tower for approximately one week. The Board debated on the necessity of having this work performed at this time since we do not seem to have any problems with the elevators.

The Board also discussed the possibility of ordering the material to make repairs now as well as staggering the work to avoid being without an elevator during a week. Regis to discuss with supplier.

Alarm system: App. 24 heat detectors must be replaced to ensure maximum efficiency of the system. Cost: \$3268. The Board has agreed to have this done as soon as possible.

8. Varia

Trees: During AGM, Mr. Massie brought up the issue of replacing the trees which will eventually be brought down by the City of Pointe Claire. Two of these trees belong to the City and one is on our property. Regis contacted an arborist who recommended that we replace our tree only after it has been brought down.

Dust: One co-proprietor mentioned how dusty our condos are. The Board mentioned that replacing the filters on air conditioning units on a regular basis might help. Otherwise, because of the location of our building i.e., beside a major highway and a railway, a lot of dust and dirt can be expected.

Parking: The issue of allowing guests to park in the garage has been brought forward again, especially when it is bitterly cold outside. This issue was addressed a few years ago and the Board decided that guests may not park inside because of insurance coverage. We had done extensive work before coming to this decision. The Board has decided that the decision will be maintained.

Summer get-together: Tentatively, June 14th or 21st. Diane to contact Beverley to organize.

9. Adjournment

Proposed by Glen Shepherd and seconded by Jacques Lefebvre. Meeting was adjourned at 19 h 17.

A handwritten signature in cursive script that reads "Daniel Lowe". The letters are fluid and connected, with a prominent capital 'D' at the beginning.

Dan Lowe, President.