

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: June 14th, 2022

TIME: 10:00 AM

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
Regis Blanchard admin@45lakeshore.com

Absent: Beverley McCann bev@45lakeshore.com

1. Approval of the minutes of the meeting of the Administrators held on March 8th 2022.

Proposed by Diane Strotman and seconded by Glen Shepherd.
Minutes approved.

2. Business arising from the minutes of the last meeting

Door handles: all door handles are now operational. Problems experienced seemed related to the door themselves rather than the new door handles themselves.

Contingency fund: renewed 2 GICs at the beginning of June at a rate of 2.8% per year. Renewal is for a one-year period. Another GIC is due for renewal on June 29th. This will also be renewed for a one-year period, since bank rates are now on the rise, and we want to maximize our return on investment.

Balconies: visit from of supplier on June 22nd to investigate the return of rust on various balconies. Supplier did not meet his obligation to review the situation last year as per contract agreement. Decision to be made as to how to better fix rust problem and the responsibility of the supplier as per contract.

Aqua-Detect: Regis to set process, time and date to test Aqua Detect system before February 2023 to ensure warranty remains valid.

Rounds: Pool wall has to be repainted over heater. Grill to be painted in the main floor hallway in the East Tower.

3. **Declaration of co-proprietorship**

Diane met with the law firm Therrien, Couture, Jolicoeur to discuss rewriting our Declaration. Their submission was for an amount of \$10.5K plus taxes. The new Declaration would be prepared in French and translated in English for our residents. Me Jolicoeur is an expert in the field of co-proprietorship as he is part of the leadership team of our Association, the RGCQ.

Our accountants, Rochon Legault, recommended another firm of lawyers/notaries who have some experience in this field. Diane contacted the firm and provided them with a copy of our Declaration. The firm decided not to provide us with a submission, since they claimed that our Declaration is too complicated for them.

Diane will reach out to a third firm whose name has been provided by a firm of lawyers also involved in our Association, the RGCQ. Once we have their submission, we will be in a better position to make an informed decision as to which firm will be awarded the contract.

4. **Varia**

Non-payment of condo fees: One of our co-proprietors has not been paying his condo fees in full for many months. We have sent him an invoice by registered mail on which we added the interest for late payment. Failure to pay will result in the Board taking him to small claims court.

Repair of garage door drain scheduled week of August 8th, 2022: Work to take 4 days. Logistic to be worked out by Regis and residents to be notified.

Financial Statement for 2021: Financial statements has been approved by our treasurer, Diane Strotman. During the meeting between the Accountant and Diane, our Accountant mentioned that today most of their clients in condo buildings produce their financial statement in the form of a Notice to reader. Diane to obtain this statement in writing from our Accountants.

Next Annual General Meeting: Live meeting with masks to be held on Wednesday September 28th at 7:30 PM.

Gym: People are booking online and there seems to be no issues. To be discussed at next AGM.

Regis holidays: July 25th to August 5th. August 29th to September 12th.

Property Manager Service Agreement Renewal: Contract renewed at the same rate of \$600 a month.

Salary for Regis replacement (Ken Forse): To be paid \$600 extra to cover taxes and loss of revenue from government pension payments. Jacques to check with someone he knows as to whether he would be interested in replacing Regis

during his holidays in the years to come. Dan will also find out from some people he knows.

Tour of the building June 22, 2022: Jacques and Regis will be touring the building with the supplier, Legault-Dubois. Their mandate is to evaluate the repairs which will need to be made to our building in the next 25 years and evaluate if our contingency funds will be sufficient to cover these costs. This is now a requirement from the Quebec Government and must be done every 5 years. Residents will be informed of the results at the next AGM meeting.

Elderly residents: The Board is quite concerned about some of our residents who live alone and seem to require supervision or assistance. Glen to find out how the Board can best handle these situations.

Visitor parking: Regis to send reminder to residents that overnight parking is for visitors only. **NOTE:** The little cards that were given should be put on the dashboard of the visitors' cars staying overnight.

Pool: Our pool is leaking. Supplier has been contacted to review the situation and make recommendations.

Summer party: Diane to contact Beverly for planning purposes.

Construction of new condo: Nothing happening on West side.

Sound barrier: The City of Beaconsfield has approved the erection of a sound barrier on the South side of Highway 20. The city will pay 25% of the cost and the government will cover the rest. This is the same case scenario which was proposed and refused by the City of Pointe Claire in the past. The City of Pointe-Claire has now decided to reopen their application with the same terms as were offered in the past.

6. **Adjournment.**

Adjournment was proposed by Diane Strotman and seconded by Glen Shepherd. Meeting was adjourned at 11h 30.



Dan Lowe, President.