

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: July 13th, 2021

TIME: 10 h 00

LOCATION: Party room

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 by the President at 10 h 00.

1. **Approval of the minutes of the meeting of the Administrators held on May 10th, 2021**

Proposed by B. McCann and seconded by G. Shepherd. Minutes approved.

2. **Business arising from the minutes of the last meeting**

Up-date on door handles: Door handles will be received at the end of July. Regis to have them plated. He will also have the security locks on various doors plated at the same time. Installation to be done beginning of September. Installation takes one to two weeks. No payment made yet.

Water Protection System: Diane contacted the RGCQ to vet the decision of the Administrators to install this system. RCGQ confirmed that the Administration is authorized to make such a decision. Co-proprietors may also benefit by obtaining a rebate from their insurance company and possibly a reduction from our own insurance broker. Decision to move forward has been made by the Administration and cost of system has been included in the 2022 budget.

Proof of insurance: 2 still missing. PH-6 and 510 to supply.

Declaration of co-proprietorship: Mr. and Mrs. Ritchie and Mr. Glen Shepherd have done their work on the Minutes since 1990. Thank you for your excellent work. Diane is working on finishing changes to the Declaration before presenting to the Administration for their comments and approval. Once approved, the up-dated version to the Declaration will be presented to co-proprietors for their comments and final approval.

Desjardins Insurance: Discussion under way with various suppliers of water protection systems for them to reduce our insurance premium if water protection system is installed

Maintenance Log: Still no information from the Government.

Cleaning of Plumbing stacks: Decision made to move forward on an as needed basis. Should a leak occur in one of the pipes, the pipe will be replaced.

Installation of anti-theft film on ground floor: Four main doors left to be done. Regis will then proceed with caulking.

Partial payment of condo fees: Letter sent to co-proprietor. No response yet.

Balconies: Regis sent pictures of repairs to be done. Awaiting reply from supplier.

3. **2022 Proposed budget**

Condo fees to increase by 2% in 2022. Budget approved unanimously by the Administrators.

4. **Annual General Meeting and Budget Meeting**

Date: Thursday, September 30th, 2021.

Board members :All members are willing to stay on if elected.

5. **Superintendent/ Manager Vacation**

Regis to start vacation on July 17th for 3 weeks . Replacement to take over as of that date. Co-proprietors in need of assistance should call one of the Administrators or his replacement.

6. **Varia**

Asphalt under Mr. Ross car: Regis to obtain quote. **Post-meeting update:** since repair work had already been done in various places, the supplier indicated that repairs will be done free of charge.

Condo next door: Activity going on but nothing finalized yet.

7. **Adjournment.**

Glen Shepherd proposed to adjourn meeting and Dan Lowe seconded the motion. Meeting adjourned at 11 h 30.

A handwritten signature in black ink, appearing to read "Dan Lowe". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke at the end.

Dan Lowe, President.