

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
admin@45lakeshore.com

MINUTES OF MEETING Officers and Administrators

DATE: May 10th, 2021

TIME: 11 h 00

LOCATION: Virtual Zoom Meeting

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

1. **Approval of the minutes of the meeting of the Administrators held on February 4th, 2021**

Minutes approved by Glen Shepherd and seconded by Diane Strotman.

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

Door handles: Plates with number of condos received. Handles expected in 2 weeks. Regis to remove deadbolts locks and have them plated the right color. Will take app. 2 weeks ETA 2 to 4 weeks. Installation to take approximately 1 week. All extra work to be done within budget.

Water Protection system: Administration to present risk/benefit situation to Co-proprietors at next Annual General Meeting. Need to inform them of situation regarding water damage and the consequences on our deductible and future premiums.

Proof of insurance: Only a few (6 co-proprietors) have failed to send proof of insurance. Regis to follow up.

Website: Although window washing info is already on Website, Regis to send reminder to all until everyone gets familiar with Website. Window washing scheduled for next week. Administration thanked Regis for the wonderful work he has done.

Declaration of co-proprietorship: Glen Shepherd has volunteered to review the Minutes of Meetings from 2000 to 2005 to identify any decision made by the Board or any decision approved by the co-proprietors which will have an impact on the update of our Declaration. Diane to contact Glen to discuss. In the meantime, Diane to review the Declaration to identify any changes to be made. Since the Quebec Civil Code takes precedence, some changes will be mandatory. We will ask a lawyer from the RGCQ to come and explain the changes to our co-proprietors so that they are comfortable in approving the new Declaration.

Desjardins Insurance: Desjardins has increased our premium by \$5K in 2021. After expert review of the value of building, now at \$27.68 million, Desjardins increased our premium by another \$800. A second quote obtained by Jacques Lefebvre was totally exorbitant. Jacques being involved in the insurance business in his former career commented that the amount of our premium was fair.

Maintenance Log: Still awaiting instructions from the Quebec Government. We do have all maintenance invoices on hand should there be an audit.

Cleaning of Plumbing stacks: This work is evaluated at approximately \$300K. We are planning to have work done on yearly basis, depending on the most urgent needs. Regis to obtain 2 more quotes. In the meantime, Dan, Glen and Regis to work on a 20-year plan to evaluate any major work to be done in our building.

3. Varia

Up-date on cleaning of dryer ducts and air-conditioning units:

Approximately 96% of the work done cleaning the dryer ducts. Regis to follow up for the dryer ducts, which is highly recommended to be cleaned every 5 years.

Installation of anti-theft film on ground floor: Film received and paid for. Regis to install as soon as time is available.

Pointe-Claire Fire Department: Diane contacted the PC Fire Department to discuss best method of informing firemen of residents requiring help to leave building in case of fire or other disaster. The best way to handle this is to have a list of people who require assistance inserted in the fire cabinet which helps identify where the alarm comes from. Regis has already done this, and we will keep this list up to date as required.

Non-payment of condo fees: A letter will be sent to a co-proprietor who is not paying his 2021 condo fees in full asking him to comply and informing him of the consequences of non-compliance.

Balconies: Regis to send a notice to all co-proprietors to inspect their balconies to ensure that there is no rust coming through. We have a 2-year warrantee on the painting and need to ensure that supplier remedies any gaps.

Annual General Meeting and Budget Meeting Proposal: Because of the pandemic situation, these two meeting will be combined again this year and will be held on September 29th, 2021 with the hope we can finally meet in person. If not, the meeting will be virtual as it was in 2020.

Other: Regis will be planting tulips in the Fall which will enhance the looks of our grounds next spring. He will also be planting wildflowers in a small area to see how they fare. This will be expanded to other areas if they look good and thrive.

4. **Adjournment**

Adjournment proposed by Diane Strotman and seconded by Glen Shepherd.
Meeting adjourned at 12 h 20.

A handwritten signature in black ink, appearing to read "Daniel Lowe". The signature is fluid and cursive, with a large initial "D" and "L".

Daniel Lowe
President