

**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 the Board of Directors**

**DATE:** January 13<sup>th</sup>, 2026

**TIME:** 13 h 00

**LOCATION:** Party room – Ground floor – East building  
**45 Ch. du Bord-du-Lac Lakeshore, Pointe-Claire**

**PRESENT:** David Gare  
Dave Merrett  
Diane Strotman  
Regis Blanchard

Diane accepted to preside the meeting. Meeting was called to order at 13 h00.

**1. Approval of the minutes of the November 18<sup>th</sup>, 2025 meeting**

Proposed by David Gare and seconded by Dave Merrett. Minutes approved.

**2. Business arising from the minutes of the November 18<sup>th</sup>, 2025 meeting**

Declaration of co-ownership: The new Declaration was approved on November 10<sup>th</sup>, 2025 and notarized shortly thereafter. It was posted on our website on January 8<sup>th</sup>, 2026. The French version is the legal document, but an English translation was posted on our website to accommodate all co-proprietors.

Electric charging stations: Diane attended a seminar relating to the installation of electric charging stations. According to the information provided, the cost of this installation should be approximately \$7K; the installer must provide a 5-year warranty; there is a possibility of obtaining a grant of \$5K from Roulez vert (Regis to obtain more info); we need to verify impact on our insurance as well as ensure that Hydro-Quebec is informed. The finalized plan to be presented at the next AGM for approval by co-proprietors.

Excel spreadsheet pertaining to contingency fund: Diane following up with lawyers.

Employment contract: Diane following up with lawyers.

New rules re: parking, window coverings and code of conduct for administrators: all posted on our website.

Law no. 16: maintenance log up-date: Regis has prepared an initial document which is posted on our website. Regis to ensure that our document complies with the legal requirements. We have until 2028 to complete this log and have it approved as required by law.

Switching to Desjardins: up-date. Account opened. Bank card and credit cards received. All suppliers have been transferred from Scotiabank to Desjardins. Scotiabank advised that we are changing banks.

Generator: generator will be repaired in January at a cost of \$32K to be taken from our operating fund. We will ask contractor to install legs which should cut the noise by approximately 60%.

Water protection system: the batteries for this system have been received: Regis will proceed with the annual inspection in February, replace the battery if necessary and install the plasticized document with information to help residents handle various problems.

Letter to co-proprietors re: new condo fees. Sent on schedule

Air-conditioning for common areas: this project was placed on hold for now.

Penthouse balcony: Diane to discuss issues with owner, including installation of downspout.

Presentation to co-proprietors re: fraud - Scheduled for Wednesday February 4<sup>th</sup> at 19 h 30. David Gare to prepare invitation to be sent to all residents.

### **3. Contingency fund and auto-insurance fund**

Balance as of January 12<sup>th</sup> 2026: \$421,787 at Scotiabank and \$40K at Desjardins.

Contributions for 2025: \$50K.

We will be transferring all cashable GICs to Desjardins, ensuring that we keep an amount of app. \$150K in our second savings account (which is part of our contingency fund). This will allow us to have cash available for emergencies.

Non-cashable GICs will be transferred when they become due.

Diane to contact Desjardins to find out the best method of investing some of the funds coming from Scotiabank and our 2026 monthly payments to our contingency funds.

Replenishing auto-insurance fund and Desjardins deductible: Amount of \$12,027 in insurance fund at present. Will be taking \$13K from operating fund to bring our auto-insurance fund to the required deductible of \$25K. This will be deposited in one of our saving accounts. Regis to call Desjardins insurance to find out if we can reduce our deductible and the cost of doing so,

**4. Varia**

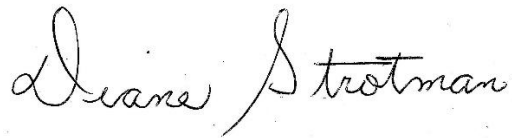
4.1 Cedar hedges at the back of building: Regis to purchase hedges for back of the building.

4.2 Rental of carpets for East and West entrances: Regis to investigate.

**5. Next meeting of the Board of Directors:** March 23<sup>rd</sup>, 2026 at 9 h 30.

**6. Adjournment**

Proposed by Dave Merrett and seconded by David Garre. Meeting adjourned at 14 h 15.

A handwritten signature in cursive script that reads "Diane Strotman". The signature is written in black ink on a white background.

Diane Strotman,  
Member of the Board of Directors.