

# **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:** October 16th, 2024

**TIME:** 16 h 00

**LOCATION:** Party Room – Ground Floor, East Building  
**45 Ch. du Bord-du-Lac Lakeshore, Pointe-Claire**

**ATTENDEES:** Glen Shepherd  
Diane Strotman  
Jacques Lefebvre  
David Gare  
Dave Merrett  
Regis Blanchard      [admin@45lakeshore.com](mailto:admin@45lakeshore.com)

**Diane Strotman called the meeting to order at 16 h 05. Diane accepted to chair the meeting.**

**1. Approval of the minutes of the September 10<sup>th</sup>, 2024 meeting.**

Proposed by Glen Shepherd and seconded by Dave Merrett. Minutes approved.

**2. Business arising from the minutes of the September 10th, 2024 meeting.**

Declaration of co-ownership: Some members of the Board wanted clarification as to the definition of occupants and residents. Jacques Lefebvre asked for some precisions as to what is considered an important loss. Next step is to have final corrections made by the lawyers. It was suggested that a memo be sent to all coproprietors to explain the reason for the various changes to our Declaration and highlight these changes. Diane to draft and send to all members of the Board for their review and comments. This memo will be sent to all coproprietors with the final version of the Declaration for their perusal and comments. Will set up a meeting with all co-proprietors to approve the final version of the Declaration before it can be notarized.

Repairs to building following inspection: This work will take app. 3 or more weeks. The East side have been done. Macbec is now working on the front and will be doing the back and the West side afterwards. Cost of these repairs: \$75K.

Removing tiles from balconies: find someone do remove tiles at lesser cost.

Water infiltration in upper levels of building – up-date: so far, no more water infiltration.

Roof over Barwick condo and water infiltration into Mr. Roy's condo. Regis obtained 3 quotes: Chose Vertical Solution for a cost of \$2242.

Repair of garage access: Members of the Board agreed that replacing the carpet was the best solution. Regis and Diane to go back to Prevost for a new quote.

Pool repair: 2 quotes obtained. Regis waiting for one supplier to complete his quote.

Financial statement for 2024: will be looking at other suppliers.

Purchase of pump: quote to be obtained by Regis.

Project plan: Dave Merrett prepared an initial project plan. He will finalize and send to all members of the Board.

### **3. Contingency fund**

As of October 15<sup>th</sup>, our contingency fund was at \$446,941.

### **4. Varia**

5.1 Christmas party: Diane to communicate with Beverly

5.2 Complaints: none received.

### **5. Next meeting of the Board:** December 10<sup>th</sup> at 10 h.

### **6. Adjournment**

Proposed by Diane Strotman and seconded by David Gare. Meeting adjourned at 17 h 05.



**Glen Shepherd, co-president**