

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: September 17th, 2025

TIME: 9 h 30

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

PRESENT: David Gare
Dave Merrett
Diane Strotman

ABSENT: Regis Blanchard

Diane Strotman accepted to preside meeting. No additional items were added to the agenda.

1. Approval of the minutes of the August 4th, 2025 meeting

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

2. Business arising from the minutes of the August 4th, 2025 meeting

Declaration of co-ownership: Minutes of the May 2025 AGM were forwarded to the law firm. They have requested a copy of the resolution which was approved at the AGM. Will forward. Board has requested date and cost of notarizing the new Declaration.

Charging stations: review plan of action. Plan has not yet been finalized; awaiting information from electrical supplier.

Excel spreadsheet pertaining to contingency fund: awaiting appropriate waiver from law firm.

Employment contract: law firm selected and preliminary information has been forwarded to them.

3. Contingency fund and auto-insurance fund

Balance as of September 17th, 2025: \$416,549 including auto-insurance fund.

Move to Desjardins: transfer to be done by November 1st. Board decided that building manager should be included in the process to facilitate transfer. Will need to ask about credit card.

4. Insurance Claim

4.1 Water damage: Board of Directors following up on the process of repairing damage to the unit involved.

4.2 Auto-insurance fund: Board following up on the situation regarding amount to be paid by our insurance and the amount to be paid by the co-proprietors' insurance.

4.3 Approval of reference units for insurance purposes: approval of reference units by co-proprietors via email in 2020.

5. Adoption of new law #16 regarding condominiums

Diane was supposed to attend symposium on the new law; however, they were not accepting any new participants. She did attend an on-line meeting on September 18th and will brief members of the Board on the new certificate the Association needs to provide to co-proprietors who are selling their units.

6. Approval of new rules

6.1 Parking rules; approved by Board of Directors. To be submitted to co-proprietors for their approval or amendment at 2026 AGM.

6.2 Window covering rules; approved by Board of Directors To be submitted to co-proprietors for their approval or amendment at 2026 AGM.

6.3 Code of conduct for administrators: approved by Board of Directors. To be distributed to co-proprietors.

7. Varia

6.1 Complaints: re: dog. Issue seems to be resolved.

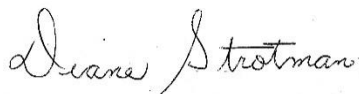
6.2 Round window in penthouse: Board agreed that window covering in round window met rules and regulations.

8. Next meeting of the Board of Directors:

November 18th, 2025 at 11 h 00.

9. Adjournment

Proposed by David Gare and seconded by Dave Merrett. Meeting adjourned at 10 h 02.



Diane Strotman

Member of the board of Directors