



FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV  
94 DAUPHIN ROAD. DOLLARD DES ORMEAUX, QUEBEC H9G 1W3

**Minutes of the Annual General Meeting of the Syndicate of Co-Owners of Fairview Heights Condominium Phase 4**, convened on **Saturday, November 4, 2017 11:00 a.m. at the Chalet, Lake Road Park, Dollard des Ormeaux**. A listing of those in attendance in person and by Proxy is on file with the Syndicate. Quorum was reached as **75.18%** of co-owners were present or represented. 97 homes.

Helen Pearmain, President, called the meeting to order and thanked all those present for attending, she gave apologies for Jessica Sterner, Secretary, for not being able to attend due to a personal issue.

On a motion by Judith Leichter, seconded by Lise Brosseau, the Minutes of the previous meeting of February 5, 2017, which had been made available to co-owners online, were accepted as read.

Helen invited Aaron Frost to speak about the financials. An updated budget was distributed at the meeting reflecting the year-end actual spend to October 31, 2017. He reviewed the budget and any large variances which had been highlighted in the budget package distributed in advance. Tree maintenance was over budget due to the Ash trees that had to be removed because of the European Ash borer beetle attacking this variety. New trees have been planted to replace them.

Pierrette Laporte questioned if our reserve fund of approximately \$155,000.00 is adequate. It was explained that we constantly review this and it is felt that any disaster that our insurance doesn't cover and that would require more funds would have to be extraordinary, such as an earthquake. The reserve should cover any major emergency repair as it is unlikely that this would impact more than one section of the complex. Aaron mentioned that we transferred \$20,000 from the reserve in order to accelerate projects. The reserve fund nevertheless increases \$10,000.00 per annum after this withdrawal.

Mrs. Ruth Ornstein asked about the gutter/eaves-troughs and whether we were going to continue to put covers on them. It was confirmed that this project would continue on a priority basis and that eventually all would be done.

Lafleche Dumais enquired whether or not insulation could be replaced and subsidized by the condominium. It was explained that insulation is "exclusive" and a personal choice as to the R factor chosen by the home owner.

Lise Brosseau enquired about the large difference in the budgeted numbers of the heating for the garages. It was explained that the system is very new and as last winter was very mild, that we are erring on the side of caution. Any unspent funds allocated to this category are redirected to major repairs. The new heating system was discussed and the general opinion was that it was a good move to switch to gas and that it will save a huge amount of money as well as being cleaner for the environment.



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Francoise Dubuc asked about the court case that we had against the condominium. It was confirmed that this was settled a couple of years ago and that the cost to the condominium was \$500.00.

On a motion by Ruth Ornstein, seconded by Risa Weigensberg, the proposed budget was approved. This includes the withdrawal of a further \$20,000 from the Reserve Fund for the coming year, as stated in the Budget Package.

Helen, President opened the floor for any questions.

The need for towing from our parking lots was brought up. It was determined that this is a good deterrent and that it should continue to be included in the costs.

Questions arose as to what major projects are planned. The following projects are in process or proposed:

- replacement of roofs and mansards
- aluminium surrounding the windows
- door sills are in the process of being replaced (window ledges are complete).

It was explained that we are currently in the process of replacing all the ancient water shut off valves in each building. The city has been most helpful assisting us in this venture. This project will be completed in the next month or so as long as the weather holds.

There being no other business, on a motion by Judith Leichter, seconded by Ruth Ornstein, the meeting was adjourned at 11:35 am.

Recorded: The Administration  
November 4, 2017