



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, February 2, 2019 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 **83.7%** of co-owners were present or represented.

Helen Pearmain, President, called the meeting to order and thanked all those present for attending.

On a motion by Pierrette Laporte, seconded by Lise Brosseau, the Minutes of the previous meeting of November 3, 2018, which had been made available to co-owners online, were accepted, with the agreement to change the November minutes to include the approval of a transfer of \$20,000 from the contingency account into the general account, as coowner Judith Leichter pointed out that although it was approved at the last meeting it was not recorded.

Helen invited Aaron Frost, treasurer, to ask if there are any questions regarding the financials. Aaron summarized the financial review and mentioned that we now have a new accountant that was cleaning up our dossier, rectifying receivables of any over/under discrepancies. Making sure everything is as it should be. Aaron stated that there is approximately \$101,000 in our Manulife account and approximately \$72,900 in our RBC account, giving us an approximate total of \$173,000 in our reserve fund and that it continues to grow at approximately \$2,400 per month.

Aaron opens the floor for any questions, there not being any, on a motion by Pierrette Laporte, seconded by Lise Brosseau, and the financials were approved.

Helen proceeded in thanking Jessica Sterner for her services over the past few years as she is stepping down from the secretary position, due to the fact that she sold her home.

With the nomination of Eda Piyale, a new secretary was voted in. President, Helen Pearmain and Treasurer, Aaron Frost were elected by acclamation.

The proposed cannabis By law, included in the meeting package, was adopted with 82.92% FOR and 0.773% AGAINST.

Aaron proceeded to address the topic of insurance. Chantal Latour questioned our 11% increase to our premium. Aaron explained that our premium could have been much higher, that we got a very good price as it is increasingly more difficult to acquire insurance for condominiums as even though we are town houses, we are classified in insurance terms as a high-rise. He also explained that in order to keep the costs down, we must meet the requirements the insurance company is asking of us regarding hot water tanks and aluminium wiring, namely; that each home's hot water tank is no more than 10 – 12 years old; that each home is inspected by a licensed electrician to ensure that the breaker box is up to code. The Insurance gave us 90 days to get a licensed electrician to inspect every unit's fuse box, we will be looking into getting a group rate for this work once we know the scope of work.

Helen, President opened the floor for any questions.

Co-owner Susan Sofer asked if there was anything we can do about the smoking in the garages. We explained that on numerous occasions that we have tried to put a stop to this issue, unfortunately it is very difficult to enforce. She also wanted to make sure that the courtyards are structurally sound, which we ensured her they are.

There being no other business, on a motion by Susan Sofer, seconded by Lise Brosseau, the meeting was adjourned at 11:30 am.

Recorded: Jessica Sterner  
February 2, 2019