

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 3, 2018 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 **72.74%** 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 Lise Brosseau, seconded by Barbara Cox, the Minutes of the previous meeting of November 4, 2017, which had been made available to co-owners online, were accepted as read.

Helen invited Aaron Frost, treasurer, to ask if there are any questions regarding the financials. Aaron summarized the financial review and mentioned that the auditor said that everything is as it should be. Aaron also mentioned that there is approximately $160,000 in our reserve fund. He explained that due to lack of interest he took $30,000 from our Manulife account and put it in a GIC with RBC which is completely liquid, however has slightly higher interest rates.

On a motion by Lise Brosseau, seconded by Leonard Keys, the financials were approved.

There being no nominations the election of officers was by acclamation.

Helen, President opened the floor for any questions.

Co-owner Pierrette Laporte questioned the $20,000 deductible on our insurance policy. We explained that an increase to the deductible was made to put the responsibility on the co-owner to ensure that each individual has sufficient coverage with their home insurance and that it will cover any and all small claims. It was stated that an evaluation of the whole property was due and would be done this year, as the last one was done 6 years ago.

Co-owner Ruth Ornstein expressed her concern regarding the slippery courtyards. Jake explained our responsibilities regarding snow removal and salting. He said that we were doing our best during this very difficult winter and that residents must be careful as the winter is so inconsistent, with the constant freezing and thawing.

Helen asked if there is any new business.

There being no other business, on a motion by Ruth Ornstein, seconded by Barbara Cox, the meeting was adjourned at 11:30 am.

Recorded: Jessica Sterner

February 3, 2018