



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 3, 2018 11:00 a.m. at the chalet, Lake Road Park, Dollard-des-Ormeaux**. A list of those in attendance in person and by Proxy is on file with the syndicate. Quorum was reached as **81.31%** of co-owners were present or represented.

Aaron Frost, Treasurer, 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 February 3, 2018, available to co-owners online, were accepted on the condition that the date (year) would be amended.

Aaron Frost, spoke about the financials. He reviewed the budget and explained any large variances, which were highlighted and explained in the budget package, distributed in advance.

Aaron proposed that we continue to take \$20,000 from the contingency fund and put it into the general account in order to expedite major projects, this proposal was passed unanimously.

The floor was then opened to questions.

Judith Leichter asked why the budget did not include the allocation of funds for a property evaluation. She is concerned that this will become mandatory every few years. Aaron responded that he has spoken to our insurance broker, and that this wasn't necessary at the moment and should a law come into effect or should our insurers require one, we will comply.

Chantal Latour questioned how our plan is working for the replacement of aluminum siding. It was explained that this is a very expensive and long term project, which we are completing the work on a priority basis as needed.

Pierrette Laporte inquired as to the balance of our reserve fund. As of October 31 2018, amount of money in our reserve fund is approximately \$165,000. In fiscal 2018, we transferred \$20,000 from our reserve fund to our operating fund to accelerate ongoing projects. At the end of fiscal 2018, the monies in the reserve fund increased by \$10,000 after taking the transfer into account.

Pierrette also enquired where we spent our extermination budget funds. It was explained that the money was allocated to eradication of carpenter ants and wasps/hornets/bees nests, for the most part.

Aaron mentioned to co-owners that our insurance company requires a list of installation dates and ages of the hot water tank of each unit, and that we would be collecting the information in the next few weeks, on a door to door basis. According to our By-laws, hot water tanks must be changed every 10 years.

Legalization of marijuana brought up a lot of concerns and questions. It was highly recommended by Judith Leichter that we amend our condo by-laws to stipulate that the smoking or of growing cannabis should be forbidden on common property. The administration acknowledges that although this will be

difficult to enforce, we also should recognize that it may be in our best interest to make it a by law in order to protect ourselves against any insurance claims, and our By-Laws already state that we must comply with the Tobacco Act. As of June 2019, there will be no smoking at all at the pool.

Amendments to the civil code of Quebec, in particular, the requirement to have a reserve fund evaluation, the requirement of a maintenance log, a condominium manager certification as well as the need to have a separate contingency fund for the insurance deductible; these topics were all discussed and it was decided that we would put on hold any proactive action as a new provincial government has since been elected and we don't know if this issue will be relevant.

The subject of holding one annual meeting a year was discussed and it was decided that we would remain at two meetings per year in order to comply with the condo by-laws.

There being no other business, on a motion by Lise Brosseau and seconded by Ruth Ornstein, the meeting was adjourned at 12:10 am.

Recorded: Jessica Sterner
November 3, 2018