



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 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 **72.77%** of co-owners were present or represented 94 homes.

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

On a motion by Susan Sofer, seconded by Pierrette Laporte, the Minutes of the previous meeting of November 5, 2016, which had been made available to co-owners online, were accepted as read.

Helen Pearmain invited Aaron Frost to ask if there are any questions regarding the financials. There were none. Aaron mentions that we had originally planned to transfer \$20,000 from the reserve however we didn't need to use it.

On a motion to approve the financials by Ruth Ornstein, seconded by Judith Leichter, the financials were approved.

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

Helen Pearmain, President opened the floor for any questions.

Coowner Alan Turner asked if the rebuilding of the aluminum had started. This will be a long ongoing, expensive project. We were able to do 4 windows last year and plan on doing more this year. West Island Roofing are the ones doing the work and they decide as per our budget, which and how many we will do.

Coowner Judith Leichter asks if there were any major projects in the works for the upcoming year, the answer is no more than usual. She also asked about the 2 ash trees left on the property. The plan is to cut them down this year. We do try to replace trees as they get cut down.

Susan Sofer asks about what looks like caulking coming out from above the garage door. It was explained that it is water coming out from under the deck and that there isn't much we could do about it.

Coowner Judith Leichter expresses concern about people parking in the fire lane as well as people parking in non-designated spots over night. We will look into putting up a sign and send out a notice reminding coowners about parking in the fire lane.

Coowner Ruth Ornstein asked about the leaks on the deck, we assured that this has been resolved. However the caulking, due to the weather, will probably have to be done every 2-3 years.



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Helen asks if there is any new business.

There being no other business, on a motion by Lise Deserres, seconded by Susan Sofer, the meeting was adjourned at 11:40 am.

Recorded: Jessica Sterner  
February 4, 2017