



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<sup>th</sup>, 2023 at 11:00 a.m. virtually via Zoom**. A listing of those in attendance in person and by Proxy is on file with the syndicate. Quorum was reached as 68.98% of co-owners were present or represented.

Jake Nachum, President, called the meeting to order and thanked all those present for attending.

On a motion by Judith Leichter, seconded by Alain Bernier, the Minutes of the previous meeting of October 31, 2022, which were made available to co-owners online, were accepted as read.

Jake Nachum invited Aaron Frost to present the condo's financial position for the fiscal year ended October 31, 2022. The Financial Statements are available to co-owners online on the condo website. Aaron noted that the Financial Statements are subject to a Review Engagement by a Chartered Accountant who ensures the books are in order, rather than an official audit.

Aaron reviewed the Financial Statements, stating that the budget was followed and the past fiscal year ended evenly. Any extra money was spent in the major repairs category. There are no more contributions being made into the insurance reserve as the 50k requirement has been reached.

Aaron opened the floor for any questions regarding the Financial Statements. There were no questions concerning the Financial Statements.

Jake commenced the election of Officers. No new names have been placed in nomination. The following members of the Administration are therefore acclaimed for the coming year:

President: Jake Nachum

Treasurer: Aaron Frost

Secretary: Gaia Pryde

Jake asked if there was any new business and opened the floor for any questions.

Judith asked if there was an update on the condo insurance. Aaron stated that the insurance broker did not get back to him yet despite his persistent asking. Judith offered to contact the President of Fort Insurance for confirmation that the policy has been renewed.

Jeremy expressed concern that wine bottles, cigarette butts, and empty boxes are being left in the garage of 172-224 Dauphin. These co-owners will be given a notice. Jeremy expressed secondly that his friend at 30 Dauphin is concerned there is a light in the garage which is leaking and he is worried about a fire hazard. Jake asked him to express concerns to him directly on a day-to-day basis, and not wait for meetings.

Chantal asked why the snow removal is one day late each time. Jake explained that when there is snow for multiple days, they are doing the snow removal the day after the snow stops. The middle section of the lots are done on a daily basis however.

Alain asked about any major upcoming projects. Jake answered and explained the retaining walls of his garage will be redone. One side is estimated at 30K and the larger wall 100K. In order to pay for this repair the reserve fund may need to be used, which will require a vote by the co-owners.

There being no other business, on a motion by Alain Bernier, seconded by Chantal Latour, the meeting was adjourned at 11:43 am.

Recorded: Gaia Pryde  
February 4<sup>th</sup>, 2023