



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 5th, 2022 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 76.7% 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 Pierrette Laporte, seconded by Leonard Keys, the Minutes of the previous meeting of October 31, 2021, 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, 2021. 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 fairly precisely the past fiscal year. It was noted that about 8000-9000 dollars extra was spent in the major repairs section due to the fact that other areas in the budget were under, so there was more money to dedicate to repairs.

Aaron reported that overall the Syndicate is in a good financial position.

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

Jake commenced the election of the officials. No new officials were up for nomination. Jake will remain the president, Aaron the treasurer and Gaia the secretary for the upcoming year.

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

Jeremy Ram asked if the condo insurance went up, and if so why. Aaron explained that it went up about 16% this year because it is getting harder to insure condominiums. Our condominiums are considered a high rise and therefore high risk. Despite the fact that we are not a high rise, we are still designated this way. Aaron stated we are lucky to have only an increase of 16%, compared to other condominiums increasing 50-100%.

There being no other business, on a motion by Lise Brosseau, seconded by Leonard Keys, the meeting was adjourned at 11:18 am.

Recorded: Gaia Pryde
February 5th, 2022



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