



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 7, 2015 at 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 76.15 % 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 Pierrette Laporte, seconded by Leonard Keys, the minutes of the previous meeting of November 1, 2014, were accepted and unanimously approved.

The meeting began with Aaron Frost, Treasurer presenting the highlights of the Financial Statements.

We have approximately \$157,347 in our reserve fund. He mentioned that there was a little spike in the heating costs due to a much colder winter. Also touched on that we were looking at some work on lights and that the money budgeted for that went to projects that were more pressing.

There were a few concerns regarding the increase in the budget for landscaping. It was explained how expensive it is for tree maintenance and that we took into consideration the cost for tree removal and replacement.

Also the budget for the alarm system had increased and therefore there a few questions regarding that, which was explained that our alarm system was outdated and needed to be brought up to code.

Overall we were on budget last year. As there were no further questions, a motion was put forth to adopt the Treasurer's Report, as well as the Financial Statements by Laura Van Norman and seconded by Ruth Ornstein and unanimously approved by all present.

Questions were asked regarding communal mailboxes. We do not have an update and are hoping that the city will keep us posted.

Insurance

It was noted that the condominium insurance was renewed on February 1 with a small increase of 4.9%. Co-owners may pay in full by cheque, by February 28, or pay in 3 equal installments by CHEQUE ONLY for February, March, and April.

It was mentioned that we increased the condo's deductible to \$10,000 for claims unrelated to water damage. This is to ensure adequate coverage for the condo and puts more responsibility on the co-owners themselves to have better coverage from their personal insurance policies.



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Co-owner responsibilities include:

- Adequate coverage to offset deductibles of \$10,000 on Property, \$10,000 for Water Damage
- Make sure you have a good insurer
- Make sure you have a clause which covers everything in the event that the condo insurance falls short
- Make sure you have a current hot water tank, and that your electrical box has been updated to breakers rather than fuses Co-owners must also have their aluminum wiring verified by an electrician periodically.

A co-owner who has any damage to their unit which they think may result in a claim should

- Notify the Administration immediately
- Contact their own insurer.

Website

Jessica Sterner, Secretary explained that the Condominium website will be under construction for a period of time. A website specialist has been contacted and we will be reconstructing the website from scratch. This will ensure a more user friendly website that is not as difficult to maintain.

Election of Officers

There being no candidates from the floor, Helen Pearmain, Aaron Frost and Jessica Sterner were elected to the positions of President, Treasurer and Secretary respectively by acclamation approved by Laura Van Norman and seconded by Pierrette Laporte.

There being no other business, on a motion by Ruth Ornstein and seconded by Laura Van Norman, the meeting was adjourned at 11:45 am.

Recorded: Jessica Sterner, Secretary
February 7, 2015