



**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 1, 2014, 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 **83.08%** 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 Barbara Cox, the Minutes of the previous meeting of February 8, 2014, which had been made available to co-owners online, were accepted as read.

Helen Pearmain invited Aaron Frost to present the budget for the upcoming fiscal year.

Aaron drew attention to the budget and notes which had been distributed with the meeting package, noting that an explanation had been included for any variances greater than \$1,000. He pointed out an error that was made on the budget sheet and mentioned that an amended one was distributed. He pointed out that the year-end closed on October 31, 2014 on budget. Approximately \$106,000 has been spent in the last fiscal year on major repairs and projects, with the balance of funds being spent on ongoing maintenance and administration. Projects addressed include roofing/mansards, brickwork, sills/aluminum/stoops, deck drains, garage posts, paving and repairs to the pool, gutters and installation of toppers, landscaping including tree pruning and various other small projects. A formal accounting of the year's finances will be presented at the February Annual General Meeting.

There were no questions concerning the prior year's expenditures.

In reviewing the 2014-15 proposed budget, Aaron highlighted the fact that in order to complete all the projects proposed, a \$25,000 transfer of funds from the Reserve to the General Fund is required to avoid having to increase condo fees. It was noted that the Reserve Fund balance is currently, approximately \$128,800. Aaron mentioned that he would be looking into options for our reserve fund to receive better interest rates.

Proposed major repairs projects for the coming year include roofing and mansards, brickwork, cement and sills, unistone repairs, gutter repairs and toppers, tree pruning, ongoing work on garage posts, and replacement of drains. Aaron noted that a contingency has been included in the budget to cover the costs of a potential claim by a former co-owner resulting from replacement of the concrete subfloor in his basement. The motion to approve the transfer of funds was approved by Chantal Latour and seconded by Judith Leichter, and unanimously accepted by all present.

There being no further discussion on the budget, Aaron reported that the Budget was therefore adopted as presented, and noted that there would therefore be no increase in condo fees.

There was a brief discussion regarding the claim pending in small claims court. Judith Leichter kindly explained the case and that if we lost we may have to pay up to \$7000.



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Barbara Cox was concerned about the garage door leading to her hallway and how it needed to be replaced, that it should be fire proof. Jake kindly replied that it is pointless to replace it until the repairs in the garage are complete.

There were concerns about the money we spend on roofs and a question was asked to how long this project was going to take. The response was that this is an ongoing project, once we finish, it is time to start all over again. This project will be ongoing for the foreseeable future.

Helen asks if there is any new business and called upon Judith to explain the delay in registering the Declaration of Co-Ownership. It was brought to our attention by the lawyer that Phase 3's Pool hut is sitting on our property since 1974. We have been in contact with them so that we can transfer this land to them. We are awaiting an answer from them and their lawyers as we are hoping to resolve this situation as soon as possible. Our goal is register or Declaration by the end of November.

It was also requested that we send another notice regarding garbage. Garbage is not be put outside of the house or private portion before 7pm on the day of pick up. It is against a city by-law to do so.

There being no other business, on a motion by Barbara Cox, seconded by Michael Priest, the meeting was adjourned at 11:50 am.

Recorded: Jessica Sterner  
November 1, 2014.