



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, October 29, 2011, 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 61.12% of co-owners were present or represented,

Helen Pearmain, President, called the meeting to order, introduced the Officers at the head table and thanked all those present for attending.

Due to a printing error at the copy shop, some co-owners were missing a page of the Minutes in their meeting package. These were distributed to those who needed them, and those co-owners present took a few minutes to review them. On a motion by Ruth Ornstein, seconded by Brian Trainor the minutes of the previous meeting of February 5, 2011, were accepted as read

Helen Pearmain invited Judith Leichter to present the budget for the upcoming fiscal year.

Judith noted that the year-end will close on October 31, 2011, and that the condominium will close the year exactly on target, having spent approximately \$122,500 on serious repairs and projects, and the balance on ongoing maintenance and administration. Major repairs concluded include: \$56,000 on Roofs and Mansards, \$22,000 on Unistone, \$14,500 on Flashing, \$7,000 on Trees and Landscaping, \$5,000 on Brickwork, \$4,000 on Gutters and Gutter Toppers, \$4,400 on Garage Repairs, \$3,500 on Pool Repairs, \$2,275 on Foundation Repairs, \$1,500 Engineer Consulting and \$1,500 on Miscellaneous Repairs.

Judith pointed out that there is still approximately \$3,500 in the budget, which is earmarked for invoices pending or accruals for 2011-12.

Judith reviewed the listing of variances (budget to projection) greater than \$1,000 for the year ending 2010-11. This information had been distributed to co-owners with their budget package. She noted that these numbers are all provisional. As the year closes, the Accountant will perform his annual Review Engagement, and the Financial Statements will be available for the Annual General Meeting in February.

In reviewing the 2011-12 proposed budget Judith highlighted the fact that this is a 'flat' budget, i.e. no increase in condo fees, and no increase in spending is called for in the coming year. She pointed out that some budget lines have been reallocated to focus on priorities, and reviewed the list of variances greater than \$1,000 between the two years' budgets.

Judith noted that \$106,500 will be available for major repairs spending in 2011-12. These funds will be allocated predominantly to the following projects: Mansard Replacements, Balance of Unistone Replacements, Garage Post Replacements (to be completed over 4 years).

After brief clarifications, Judith proposed that the budget for the coming year be accepted as presented. The motion was seconded by Brian Trainor, and unanimously approved by Co-owners.

It was pointed out that the annual Winter Notice will be distributed to Co-owners in the coming days. Co-owners were reminded that Leaf Pickup by the City of DDO is on Mondays and only paper bags may be used. Co-owners were also reminded that Electronic Waste must be taken to 100 Glenmore and may not be left out with regular garbage or recycling.

Lise Brosseau reported that the City of DDO will introduce By-Law changes with regard the feeding of stray cats and other wild animals at an upcoming Council meeting on November 8, 2011. Following the passing of the By-Law it will be illegal to feed strays. The condominium will ensure, with the help of the City that this new By-Law is strictly enforced in the condominium.

A question arose regarding painting of the garage walls. It was noted that painting/whitewashing of bays in the garage was originally done by individual co-owners. The expense (materials and labour) of doing this as a condo expense throughout the garages cannot be justified.

It was noted that the garage is heated only to prevent pipes from freezing. The Administration has recognized the escalating cost of heating the garage with oil, and alternatives have been explored. Gaz Metropolitain have informed us that it will be at least 4 years before gas might be an available alternative in this neighbourhood.

The snow removal contract has been renewed with Guso Landscaping with no increase in price for this season.

Attempts to minimize ice dams on roofs was discussed briefly. Test configurations have been installed in the condominium with new soffits to increase ventilation. One co-owner has added increased insulation. These homes will be monitored this winter to determine if there is a reduction in ice-build up.

There being no other business, on a motion by Judith Leichter, seconded by Chantal Latour the meeting was adjourned at 11:35 am.

Recorded: Carmen Losada, Secretary
October 29, 2011