



FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
94 DAUPHIN ROAD . DOLLARD DES ORMEAUX, QUEBEC H9G 1W3

Minutes of the General Meeting of the Syndicate of Co-owners of Fairview Heights Condominium Phase 4, convened on **Saturday, November 10, 2012, 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 80.61% 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.

On a motion by Gerry Green, seconded by Lise Brosseau, the minutes of the previous meeting of February 18, 2012, were accepted as read

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

Judith noted that the year-end closed on October 31, 2012, and that the condominium ended the year on budget, having spent approximately \$125,000 on major repairs and projects, and the balance on ongoing maintenance and administration. A list of the major projects completed was reviewed. All numbers for the year-end are 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 2012-13 proposed budget Judith highlighted the fact that a further investment of approximately \$125,000 is anticipated for major repairs projects. A provisional list of projects was presented, which will only be finalized in the spring. The projects will require a \$25,000 transfer of funds from the reserve to the general fund to help offset the costs. No increase in condo fees or special assessment is required. A motion to approve the transfer of funds was approved by Alain Bernier and seconded by Ruth Orenstein.

Judith then proposed a motion to authorize the administration to temporarily loan \$25,000 from the reserve to the general fund, as required, to facilitate cash flow in the summer months, if necessary. The motion to transfer funds was approved by Ruth Orenstein, and seconded by Pierrette Laporte.

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

New Business:

The subject regarding the disposal of leaves arose. It was explained that the city now requires that leaves are to be packed into paper bags, or loose in garbage cans for composting; plastic garbage bags are unacceptable and will not be picked up by the city to be disposed of as trash.



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The subject of the notice that circulated regarding our feral cat issue was raised. The administration confirmed that Fairview Heights Phase IV did not authorize such notice, and that the feeding of stray cats is strictly forbidden. The condominium will ensure, with the help of the City that this new By-Law is enforced within the condominium.

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

Recorded: Aaron Frost
November 10, 2012