

EVERSYDE ON THE PARK CONDOMINIUM BOARD
Minutes of the Annual General Meeting of Condominium Corporation No. 0512392
March 26, 2012

CALL TO ORDER

Helen Bandy of 78 Eversyde Park called the meeting to order at 7:25pm.

CALLING OF ROLL AND CERTIFYING PROXIES

The Secretary reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that...

17 units were represented by the personal appearance thereof

1 unit represented by proxy

A total of 18 units were represented. Quorum is 25 units.

NOTICE OF MEETING

The Chairman read the following Notice of the Annual Meeting which he advised had been mailed to each Unit Owner on the 9th day of March, 2012 in compliance with the requirement of and the time specified in the By-Laws of the Corporation.

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF
CONDOMINIUM CORPORATION NO. 0512392 WILL BE HELD AT:**

Place: Wingate Inn

Date: March 26, 2012

Hour: 7:00pm

The Chairman referred to the Agenda following the Notice and indicated the Meeting would be conducted in accordance with the Agenda.

READING AND DISPOSAL OF MINUTES OF LAST AGM

MOVED BY Jack Sides AND SECONDED BY Harry Slater that the minutes of the last Annual General Meeting be adopted as circulated (or as amended or as read).

CARRIED

REPORT OF OFFICERS AND COMMITTEES

PRESIDENT'S REPORT (Helen Bandy, 78 Eversyde Park) - see attached report

- Why was RML's contract not renewed 2 years ago, and now they are back as the landscaping company? Helen responded that they had a competitive quote, and working with Devolbren has been very problematic. She also responded that some previous board members had made the previous decision not to go with RML based on price, not service.
- How many trees have been replaced and how many more are going to be replaced? 10 replaced, 17 more to be replaced.
- Status of siding repairs due to wind damage? Cynthia responded that it is with contractors and the insurance company, and she has been trying to get answers.

TREASURER'S REPORT (Lowell Adamson, 130 Everridge Common)

- Questions arose about the \$100,000 projected expenditure for 2015. Cynthia reported that this amount is to paint all the trim.
- There was a \$30,000 variance in landscaping, this was due to extra snow removal and bobcat services from the unusual winter.
- It was asked, who does the reserve fund study? Cynthia responded that it goes out for quotes and then a decision is made.
- It was felt that the contingency for 2013 should be increased.

APPOINTMENT OF AUDITORS

UPON MOTION DULY MADE BY Roger Bandy, 78 Eversyde Park AND SECONDED BY Harry Slater, 4 Eversyde Park IT WAS UNANIMOUSLY RESOLVED THAT the appointment of Auditors be left to the discretion of the incoming Board of Directors.

CARRIED

ELECTION OF BOARD OF DIRECTORS

UPON MOTION DULY MADE BY Jack Sides AND SECONDED BY Kathleen Slater IT WAS UNANIMOUSLY RESOLVED THAT the Board be comprised of 7 Owners until the next AGM.

CARRIED

Nominations began.

NOMINEES	NOMINATED BY
Carolyn Lemoine	Volunteered
Helen Bandy	Volunteered
Lowell Adamson	Volunteered
Roberto Bayardo	Volunteered
Jack Sides	Volunteered
Harold Slater	Volunteered
Rhonda Brett	Volunteered

UPON MOTION DULY MADE BY Kathleen Slater AND SECONDED BY Jack Sides IT WAS UNANIMOUSLY RESOLVED THAT THE NOMINATIONS CEASE.

CARRIED

The Chairman declared the following Owners duly elected to the Board of Managers by acclamation:

NAME	UNIT NO.
Helen Bandy	78 Eversyde Park
Lowell Adamson	130 Everridge Common
Carolyn Lemoine	120 Everridge Common
Roberto Bayardo	134 Everridge Common
Jack Sides	
Harold Slater	4 Eversyde Park
Rhonda Brett	

NEW BUSINESS/QUESTION PERIOD

Q. WHEN IS THE PARGING GOING TO BE FIXED?

A. Cynthia replied this year.

Q. HAS DEFICIT BEEN ADDRESSED BY RAISING CONDO FEES?

A. Cynthia responded that this was an accounting error. The accountant put the money from insurance in the wrong spot. New financials will be sent out to owners.

Q. DO THE TREES IN THE BACKYARDS HAVE TO REMAIN THE SAME, WHAT IS BELIEVED TO BE A POPLAR IS OUT OF CONTROL IN MY BACKYARD?

A. Helen responded that we must stay true to the landscaping plan approved by the city. The Board will look into having an arborist trim the tree in question, as well as have them identify the kind of tree.

Q. OWNERS ARE NOT STORING BLACK BINS PROPERLY AND THEY ARE BLOWING EVERYWHERE.

A. Cynthia responded that we have sent out many notices, and will once again notify owners of to properly store their black bins.

Q. WHO ENFORCES THE BY-LAWS? A SUSPECTED UNAUTHORIZED SATELLITE DISH IS ON UNIT 2502.

A. Cynthia responded the Board of Directors, and that a letter will be sent to 2502 regarding the satellite dish.

Q. HOW MANY UNITS IN THE COMPLEX ARE RENTALS?

A. 16 rentals out of 99 units.

Q. THE SIGN AT THE ENTRANCE TO EVERSIDE PARK HAS GRAFFITI ON IT, WHEN WILL IT BE CLEANED?

A. Cynthia will organize having it removed.

Q. WHY IS THE AGM SO LATE? IT MAKES THE YEAR END FINANCIALS SEEM USELESS. YEAR TO DATE MIGHT BE HELPFUL TO HAVE AT MEETING.

A. Helen responded that the Board was hopeful for higher attendance in warmer weather. As well it is hard to get audited financials before January, so the earliest the meeting could be is the end of January.

Q. WILL THE WINDOWS BE WASHED THIS YEAR?

A. Yes.

ADJOURNMENT

UPON MOTION DULY MADE BY Jack Sides AND SECONDED BY Rhonda Brett IT WAS UNANIMOUSLY RESOLVED THAT the meeting be adjourned.

The Meeting was adjourned at 8:30 pm.

CARRIED

CHAIRMAN

SECRETARY