

EVERSYDE ON THE PARK CONDOMINIUM BOARD

Minutes of the Annual General Meeting of Condominium Corporation No. 0512392

March 10, 2014

CALL TO ORDER

Jack Sides called the meeting to order. Unit 86 C reported the time was 7:10 pm

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 a total of 21 units were represented and 4 proxies, for a total of 25 units represented. Quorum is 25 units.

NOTICE OF MEETING

Jack Sides advised the following Notice of the Annual Meeting had been mailed to each Unit Owner 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: Glenmore Christian Academy

Date: March 10, 2014

Hour: 7:00pm

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

READING AND APPROVAL OF MINUTES OF LAST AGM

Diane Vine read the minutes of the last AGM meeting. MOVED BY Unit 128 Common AND SECONDED BY Unit 70 Common that the minutes of the last Annual General Meeting be adopted as read.

CARRIED

REPORT OF OFFICERS AND COMMITTEES

MANAGEMENT REPORT (Diane Vine, C-Era) - attached

PRESIDENT'S REPORT (Jack Sides, 88 Everridge Common)

Jack added the following to the management report.

Previous management company was not cooperative with new management company, and we had to deal with many outstanding vendor invoices. This resulted in the community having a larger deficit than anticipated.

2010 insurance claim has finally been settled in August of 2013. Company had actually replaced south facing fascia and eavestrough when it was the north facing side that had damage.

Stone work replacement has not been fully completed, but will hopefully be completed this year.

Renewal of insurance policy: our policy fees did not substantially rise. About 7-9% increase, where others experienced 15% or higher.

Irrigation system continues to be a challenge at start-up. The valves to turn on the system are inside units. The units have either not been home or uncooperative, thus the delay in starting the irrigation. We hope to remedy this by contacting these owners in person and helping them to open these valves prior to landscaping suffering from lack of water.

A \$200,000 painting project was completed in the summer of 2013.

FINANCIAL REPORT (Jack Sides, 88 Everridge Common)

Jack reported on the audited financial statements provided to each owner.

Unit 124 Common asked when the target is to resolve the deficit that is showing. Jack responded that the hope is to resolve the deficit within the year.

Unit 4 Common asked if there is a measure of what condo fees should be contributed to make sure there is enough money in the reserve fund. Jack responded that the reserve fund study is not complete at this point, but that will ensure we have enough money in the reserve.

Unit 28 Park, wants to know where the deficit came from. Jack responded that the reporting from the previous management company was insufficient, there were outstanding receivables in excess of \$28,000. Some receivables were from 2010.

Unit 4 Common, how do we avoid having issues with the financial statements if the Board does not have a sufficient financial background. The management company has the expertise.

Unit 128 Common, wondering where money to repair the irrigation system comes from. Jack responded that we use the operating expense account for small repairs and major repairs are funded from the reserve fund.

Unit 44 Park - what does a reserve fund study cost? - Jack responded, \$3,675.

Unit 44 Park made a motion to approve the financial statements, Unit 4 Common seconded the motion.

CARRIED

APPOINTMENT OF AUDITORS

Unit 86 Common made a motion to appoint Don Hyde as auditor for the 2013/14 year, Unit 124 Common seconded the motion.

CARRIED

ELECTION OF OFFICERS

Nominations began.

NOMINEES	NOMINATED BY
Unit 120 Common	Volunteered
Unit 60 Common	Volunteered
Unit 88 Common	Volunteered
Unit 4 Common	Volunteered
Unit 86 Common	Volunteered
Unit 48 Common	Volunteered
Unit 8 Common	Volunteered

Unit 78 Park made a motion to approve nominations. Unit 128 Common seconded the motion. Carried.

THERE BEING THE SAME NUMBER OF VOLUNTEERS AS PERSON TO BE ELECTED TO THE BOARD OF DIRECTORS, THE CHAIRMAN DECLARED THAT THE ABOVE NOTED VOLUNTEERS BE ELECTED TO THE BOARD OF DIRECTORS.

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

NAME	UNIT NO.
Carolyn Lemoine	120 Common
Jack Sides	88 Common
Frank Perez	48 Common
Kim Dolny	60 Common
Carolyn Zimmerman	86 Common
George Nethery	8 Common
Alana Smith	4 Common

NEW BUSINESS

Q. The garbage room is problematic due to misuse. It becomes a dumping ground. It costs money to keep this area clean. The snow removal company needs to be made aware of when garbage pick-up is, if the area is not clear, they drive onto the drive and break-up the pavement in front of the garbage shed. A pick-up was missed because the bin could not be accessed. A suggestion to use reminders. Decorative stone has still not been replaced. Generally, the landscapers cut the grass too short in her area. They don't seem to replace winter kill from the previous years.

A. Question to the floor on how we can improve the situation in the garbage shed. We have notified owners of the cost of keeping this area cleared, and have sent out many reminders. It is difficult to monitor the area with video cameras as there is a high level of maintenance and costs associated with it. All decorative stone is scheduled to be replaced this year. We have spoken to the landscaping company about cutting the grass too short, and will address the snow clearing issue on the garbage shed pad. There was a gap in the change over from landscaping companies, so there may be a few hiccups because of this.

Q. Attached garages on the common, the side walls are drywall, no vapour barrier underneath drywall. Structural issue. Is it possible to have recourse?

A. We will make mention in our next newsletter, but there is no recourse to go back to the developer at this point.

Q. Can the times be adjusted on the sprinklers, she gets wet at 6am when going to work?

A. There is a limited window of time that we can irrigate, and there are many zones we need to irrigate in our community. Thus, it's not always easy to accommodate everyone, but we will try and see if we can adjust the sprinklers in her area.

Q. Neighbours yard is filled with dog poop.

A. Call management company, it will be taken care of.

ADJOURNMENT

UPON MOTION DULY MADE BY Unit 128 Common AND SECONDED BY Unit 8 Common IT WAS UNANIMOUSLY RESOLVED THAT the meeting be adjourned.

The Meeting was adjourned at 8:42 pm.

CARRIED