

EVERSYDE ON THE PARK CONDOMINIUM CORPORATION
Minutes of the Annual General Meeting of Condominium Corporation No. 0512392
April 13, 2016 – 7:00pm

CALLING OF ROLL AND CERTIFYING PROXIES

The Community Manager reported to the Chairman that a quorum of persons entitled to vote at the meeting was not present by virtue that a total of 19 units were represented in person and 5 by proxy, for a total of 24 units represented. Quorum is 25 percent of units entitled to vote. The chairman motioned to continue the meeting and forgo the 30 minute waiting period to begin.

CALL TO ORDER

The President called the meeting to order.

READING AND APPROVAL OF MINUTES OF LAST AGM

George Nethery requested approval of last year's minutes. Motioned by Unit 120 Park and seconded by Unit 130 that the minutes of the last Annual General Meeting be adopted.

CARRIED

NOTICE OF MEETING

George Nethery 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: April 13, 2016
Hour: 7:00pm

REPORT OF OFFICERS AND COMMITTEES

MANAGEMENT REPORT (Phil Sobkow, C-Era) – Phil reported that Jason Camalig (In-Attendance), Property Manager, C-Era, will take over from Phil effective at the end of the meeting.

PRESIDENT'S REPORT (George Nethery) reported that 2015 was a quite year for the corporation. The tree assessment has been completed with an arborist. Concrete repairs have started on stairs and sidewalks to prevent tripping hazards and liability issues.

Recycling has been put in place as per the City of Calgary bylaws.

FINANCIAL REPORT

Phil Sobkow reported on the audited financial statements. Stated that their year-end was September 30, 2015 and the financials are completed and everything is in good standing as per the auditor's comments.

APPOINTMENT OF AUDITORS

Unit 60 made a motion to allow the new Board to select an auditor when the time comes. Seconded by Unit 44.

CARRIED

ELECTION OF OFFICERS

Nominations began.

NOMINEES

Tom Dasko	Unit #42 Common
Raffelina Sagriff	Unit #44 Park
Jack Sides	Unit #88 Common
George Nethery	Unit #8 Common
Sandie Cheney	Unit #52 Park
Carolyn Zimmerman	Unit #86 Common

NOMINATED BY

Volunteered

Unit 130 made a motion to approve nominations. Unit 48 seconded the motion. **CARRIED**

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:

NOMINEES

Tom Dasko	Unit #42 Common
Raffelina Sagriff	Unit #44 Park
Jack Sides	Unit #88 Common
George Nethery	Unit #8 Common
Sandie Cheney	Unit #52 Park
Carolyn Zimmerman	Unit #86 Common

NEW BUSINESS

Q: The siding around the edge of the units is lifting and you can stick your hand in. What can be done?

A: The Board will look into this issue and see if trim can be added to seal off.

Q: Asked why they went with the blue recycling bags instead of blue bins for recycling.

A: The Board vetoed the bins at a previous meeting based on lower cost per door.

Q: The concrete issues also effect some garages whereas water pools and freezes in the middle cause slipping. Will this be included as well?

A: This will be looked at with the repairs.

Made note to inform landscaping company to check all sprinkler heads for directional spraying.

Phil mentioned as to why the parking lot flooded. It was due to an irrigation line being place on top of each other and rock cause a pin hole leak.

Q: Attendees wanted to know about gardens and planters.

A: Some said planters only if not digging in solid surfaces so it doesn't affect the yard drainage. For gardens, all plans must be sent to the Board for approval for the same reason that it may affect the drainage of the units as all yards have a slope build into them to allow for proper flor of groundwater.

ADJOURNMENT

Upon motion made by Unit 130 Park and seconded by Unit 86 it was unanimously resolved that the meeting be adjourned.

The Meeting was adjourned at 7:28 p.m.

CARRIED