HCCC #241 AGM Wednesday, September 16, 2020, at Dartmouth, NS

The meeting was called to order by President Jean Whalen at 6:30 pm. Board members present: Jean Whalen, Robyn Elliott, Cheryl Hebb, Brad Miller. Owners from 203,205,206,207(by proxy), 209,211,301,302,304,307,309,311,401,404,409,410,502,503,508,510(by proxy)

Board member regrets Debra McLellan, Chris Davis.

Canmar attended both Kim and Don. And superintendent Patrick was in attendance.

Quorum was met.

Approval of minutes from the 2019 AGM: Jean moved for the approval of the amended minutes (reserve fund actually at $508,000 – not $68,000) – 2nd by James Halliday.

Old business – Mike from unit 203 noted that the handrails on his deck need to be fixed. He and Kim will follow up. He did say this was brought up at last years meeting and was never addressed and that he expects tasks to be completed when given.

President’s Report:

Huge thank you to Patrick for his quick thinking and springing to action to run into the unit that had the fire and extinguishing the fire. This act saved further damage from fire, smoke and potentially sprinklers.

Keith Jordan, our resident gardener had requested a donation to the butterfly garden being constructed on Pine St. $200 was donated from our bottle fund for the purchase of the milkweed plants. Please drop by and visit the garden.

A shed was purchased for the back yard for storage for garden tools and supplies. The shed has been installed and made beautiful with the addition of surrounding plants.

Our gardens are admired by all in the community. The hard work of Keith and helpers do not go unnoticed. There was a garden tour planned in June of 2020, which unfortunately was cancelled due to Covid.

Huge shout out to Keith for all his hard work, especially after the work that was done to the front of the building this summer. The garden needed extensive repair from the damage caused by the staging and construction materials. Canmar will email photos of the gardens repairs to all owners.

Following the guidelines of the reserve fund study, the following repairs were performed: roof hatch fixed, roof reshingled on the front of the building, while the scaffolding was up (due to the high cost to erect the scaffolding) other maintenance to the building was completed: windows were caulked, repointing of brick on front of building, dryer vents cleaned.

Garage – we have new recycling bins. The garage was cleaned, carpets were cleaned, emergency lights were replaced, bollard was installed in front of the gas meter beside the garage entrance, the computer and security system and fobs were upgraded, elevator maintenance was done, power meters were upgraded. The lobby was upgraded with a makeover of new furniture, the old fireplace was repaired and repainted. Thank you to Bonnie MacDonald and Chris Davis for redecorating. They also purchased new Christmas decorations.

We had a fabulous Christmas party in 2019. It was very well attended by most of the residents.

2019 Insurance renewal, The insurer, Royal Sun Alliance, did not renew our insurance policy as they no longer insure condo buildings. Our insurance broker was able to find replacing policy, however, at a substantial increase in premium.

Jean moved to approve the presidents report, 2nd by Bernie Young (201).

Treasurers report:

In Debra’s absence, Don gave the treasurers report. As per financial statement that was included with the AGM package, as of Dec. 31, there was $508,366 in the reserve fund – this is the fund for the maintenance of the building. And the contingency fund held $174,977.

He went over some of the investments and the costs of the maintenance and repairs done to the building this year. $79,000 spent for the roof and $90,000 spent for brick, caulking, cleaning. $463,000 is invested.

A note that the actual cost for gas did not exceed budgeted amount.

Jean moved to approve the financial statements. Mike (unit 203) 2nd.

Jean moved to appoint MMP as the auditors for 2020. Sue (unit 306) 2nd. Motion carried.

Election of board members:

Nominations: James Halliday, Bonnie MacDonald, Sue Dooley, Bernie Young

Reoffering from current board: Cheryl Hebb, Jean Whalen, Robyn Elliott, Brad Miller

Election held, new board is Bernie Young, Robyn Elliott, Sue Dooley, Bonnie MacDonald, Jean Whalen, Cheryl Hebb.

New Business:

Garage lighting – the lights over the cars is very dim, can we look at installing brighter lights.

Windows and doors seals leaking, unit owners need to notify Canmar if their window seals are no longer working.

Balcony of unit 306 – bolts on the railing were either missing, rusted, or broken. They did have it repaired but feel that all decks should be inspected and necessary repairs carried out. Also, there is mould on the soffit (the underneath of the balcony above) this needs to be cleaned as the water drips onto their deck. Suggested all soffits be cleaned and repaired to keep out nests etc. Suggested that the contractor Cory was very efficient and knowledgeable. Perhaps he can check and repair all the balconies.

Unit 503 –Mrs. MacIntosh requested that we consider giving permission to owners to have heat pumps installed as the units are very hot in the summer. This topic was discussed in past years and was not allowed as holes are required to be drilled through the brick and they drip on the outside, so a down pipe would need to be installed down the side of the building. It is recommended that the new board research new technology and any insurance implications.

The new lights that were installed in the backyard are too bright. They go on at 6:30pm and off at 6:30am. New board will need to look at putting these on a motion sensor.

Unit 409 has a rotten window. Canmar will need to have someone out to look at that immediately.

Jean moved to adjourn meeting. 2nd by Dale Trecartin (309)