

<p>under the budget presented for 2016. We will be padding our Contingency Fund. Financially we are one of the most stable Condo Corporations in Halifax.</p> <ul style="list-style-type: none"> - Our budget will increase by 1.32% for 2017. - Maintenance projects commencing shortly will be balcony posts and painting - This year we had over 400 cm. of snow and expected an increase in our snow expense; however, the good news is there will no levy for any shortfall. - Linda Smith will not be reoffering as a Board Member for the upcoming year. Jim thanked Linda for her support over the past 12 years. <p>Linda confirmed she enjoyed serving on The Board for the past twelve years and is pleased to continue heading up 'The Welcome Program'. She also volunteers for any special projects HCCC # 27 may encounter this year.</p> <ul style="list-style-type: none"> - Jim thanked Canmar for their management expertise over the past year and their fiscal responsibility. - Jim confirmed he has one year remaining in his position of President . He thanked unit owners for their input over the year saying he appreciates the information and feedback. 	
<p>AUDITED FINANCIAL REPORT TO DECEMBER 31, 2016</p> <ul style="list-style-type: none"> - Don confirmed we had a very clean audit and he reviewed our Financial Statements. Our Reserve Fund at the end of the year had a balance of \$ 325,015 which, when divided by the number of units works out to approximately \$ 8,000 a unit. The balance of The Reserve Fund at the end of 2015 was \$ 227,954 so we enjoyed a significant increase. The reason being The Reserve Fund projects out what the costs are going to be in the future, ie we are going to have to replace siding and roofs. The idea behind The Reserve Fund is to generate the income now so that when we actually have these expenditures we are not contacting unit owners to pay for the projects. - Etta Hamm asked Don if we have any Reserve Fund projects scheduled for 2017. Don confirmed the paving was completed. 	<p>Motion to accept financial report</p> <p>Moved: Linda Benn Seconded: Joanne Mosher Approved</p>

<p>We have 5-6 front steps to finish. An inspection of the siding revealed the decision to paint three years ago was sound with only a couple of very minor rough spots requiring paint this year.</p> <ul style="list-style-type: none"> -Jim confirmed when our siding is replaced the FibreOp will be installed underneath the siding at Bell Aliant’s expense. - Don confirmed our Contingency Fund currently has \$ 686.00 as we exhausted it a couple of years ago. He is hopeful we will be in a position to contribute this year <p>APPOINTMENT OF AUDITOR Don Buck recommended HCCC # 27 retain our current auditors Levy Casey Carter MacLean for the upcoming year 2017</p>	<p>Moved: Don Buck Seconded: Joanne Mosher Approved</p>
<p>NEW BUSINESS</p> <ul style="list-style-type: none"> - REVIEW OF THE 2017 BUDGET – Don confirmed our budget increase this year will be 1.32%. Our ‘water’ expense is hard to predict. Landscaping increased a small amount. Our insurance premium may actually decrease this year. - Joanne Mosher asked if landscaping was scheduled this year for the back of units 72-86 Stoneybrook Court as the area has grown over. Don confirmed our landscapers are scheduled to inspect our common areas very soon. - Jim shared a discussion he had with our pest control company. They recommend we continue with the ban on our bird and suet feeders as we appear to be getting this concern under control. <p>Motion: HCCC # 27 continue with the ban on bird and suet feeders for five years.</p> <p>Moved: Joanne Mosher Seconded: Etta Hamm Approved</p> <ul style="list-style-type: none"> - Pigeons are still presenting a challenge. We continue to monitor. - Our new email address is: vistagardens2017@outlook.com - Joanne Mosher requested an inspection of our light fixtures be conducted as they are in need of repair or painting. 	<p>.</p>

<p>ELECTION OF DIRECTORS</p> <ul style="list-style-type: none">- The President confirmed two Board positions expire this year, Linda Smith and Aaron Long.-The President called for a nomination to allow Aaron Long to continue in his position and also nominated Paul Girard to the board.-A call for further nominations was conducted and no nominations were received. President requested a motion to close the nominations. <p>Moved: Linda Benn Seconded: Barbara Burke Approved</p> <p>Aaron Long and Paul Girard's positions were approved by those in attendance.</p>	
<p>The meeting was adjourned at 7:40 PM</p>	