

Minutes

Annual General Meeting, HCCC 241

May 24, 2016

Meeting was called to order by President James Halliday at 7:05 once quorum was confirmed. The proposed agenda was accepted as presented.

There was one correction to the minutes of the last AGM, the mover for the appointment of auditors was actually Dale, not Bill. Amendment was noted, and with Keith moving and Jean Whelan seconding for approval. Minutes were approved.

Business Arising

It was noted the floors in 201 were finally done and owners are happy with the results.

Audited Statements

Discussion ensued regarding the consumption of water, and the rising costs associated with it. The board confirmed that options continue to be considered, including the possible purchase of low flush toilets. Each unit was checked for running toilets and remedial action was taken by Richard as appropriate. The condo fee increases put in place in January are helping to cover the costs of rising water bills.

It was noted the corporation is in good financial health, and the reserve fund is in good financial shape. The first and second mortgages on unit 308 have been paid. While natural gas costs have increased, the milder winter resulted in less consumption.

It is anticipated the reserve fund will be needed to cover repair costs to the roof when required, which is anticipated to be needed in four about years, based on the engineers' study. There is approximately \$68,000 annually provided to the reserve fund, which must also be used to cover other maintenance expenses. Canmar confirmed the balconies will be checked for structural/maintenance issues in June.

Kerry moved the acceptance of the audited statements, seconded by Kevin Murphy. Motion was approved.

Retention of Auditors

It was recommended the current auditors be retained, as their rates have not increased in four years. Motion was moved by Karen Tate and seconded by Jean Whalen. Motion was approved.

President's Report

James Halliday provided written copies of the report to those present, it is also attached to these minutes. Questions were raised regarding the effectiveness of the fobs, and the board confirmed the issue is still being examined. It was noted that residents are not waiting until the door closes before leaving the area. The request to stay until it closes relates to security to ensure no one is entering the building who should not. It was noted that if a resident does see someone enter without authorization, they should call 911.

Sherri Trecartin moved the approval of the President's report, Kerry seconded. Motion was approved.

Budget

The budget for the upcoming year was circulated to those present and is attached to these minutes. No approval from the AGM required.

Additional items

Residents are asked to contact Richard if they require new screens in their units. A question was raised regarding the increase in pest control costs. It was noted that the mild winter has contributed to additional pests in the city.

Keith and Cyril were recognized for their tremendous work in the gardens.

Richard was recognized and applauded as the new Superintendent, and thanked for doing an excellent job. If anyone does have issues within the building, he can be contacted directly at 902-817-8662 or in unit 308. Canmar committed to sending Richard's contact information to all tenants.

Election of Officers

The following individuals were acclaimed as board members. The board will assign positions at their first meeting in June. The following have agreed to serve on the board for the upcoming year:

Jean Whalen

James Halliday

Janet Warnes

Kevin Murphy

Robyn Elliot

Brad Miller