

HCC #241

MINUTES OF ANNUAL MEETING

Wednesday May 16, 2012

Present 16 members of the Corporation in person, 6 members of the Corporation represented by proxy.

Present by Invitation: Don Buck (Canmar)
Gordon and Judy Woodworth (Superintendents)

Place: Lower Hall, Christ Church, 61 Dundas Street, Dartmouth

1. Call to Order

Karen Tate (President of the Corporation) called the meeting to Order. The 2011 Board was introduced. Don Buck declared a Quorum.

2. Approval of Agenda

The agenda was approved. Motion carried.

3. Approval of Minutes

It was regularly moved (S. Jensen) and seconded (M. Starton) the Minutes from the Annual General Meeting 2011 be approved. Motion carried.

4. Business resulting from the minutes

There was no new business resulting from the Minutes from 2011

5. Audited financial statement for 2011

Don Buck (Canmar Services) presented the audited financial statement form 2011. It was regularly moved (J Whalen) and seconded (R. Elliott) that the Auditors report be accepted. Motion carried.

6. Appointment of Auditors for 2011

It was regularly moved (J Whalen) and seconded (R Elliott) that the Auditors WBLI be retained for the fiscal year 2012. Motion carried.

7. Presidents Report

Karen Tate (President of the corporation) thanked Canmar Services for their guidance over the past year, the Superintendents (Judy and Gordon Woodworth), the 2011 Board, and Keith Jordon for his beautiful work with the gardens.

The main event during the 2011-year was the conversion to natural gas and the new furnaces involved with the conversion. Savings for the corporation could already be seen in the financial statement. It is expected that the conversion will pay for itself in savings within 3-4 years.

Karen also reported about the truck accident on Victoria road, causing damage to the retaining wall on that corner. The repairs are ongoing. It is still expected that the Trucks Insurance Company will cover the repairs. Fortunately there was no structural damage to the building.

Ongoing water intrusion issues in Unit 201 are still being looked in to. The Board is waiting for structural Engineers to investigate and report back to the Board.

8. Budget for 2012

A copy of the Budget for 2012 was included in the meeting package. The Board already approved this. Don Buck reviewed the budget and invited questions or concerns. There will not be an increase in Condominium fees for this coming year. Don reported that the Corporation is in a healthy financial state at this time.

9. New Business

A member asked the Board to consider changing the fire doors from the elevator lobby's to the hallways. It was asked if these doors needed to be latched. Don will check with the fire regulations, and will report back to the board. A member suggested a suggestion for a 'wheelchair access button'. This will be discussed at the next Board meeting,

The present man garage entrance door on Pine Street continues to malfunction. This has been found to not be closing properly, leaving the building at a security risk. It was agreed that this strength of the spring be adjusted, and if this fails to correct the situation, or the latch itself fails, the Board will look at replacing the door to one that closes properly.

The installation of fiber optic cables by Bell Aliant has been ongoing. Bell Aliant will do the installing; the cost is still in negotiations.

10. Election of Directors for 2013

The following were nominated and acclaimed to serve as Director of the Corporation for 2013:

Michelle McKinnon
James Halliday
Sherry Trecartin
Joan Campbell
Danielle Greening
Chris Jones

11. Adjournment

The meeting was adjourned

Sue Dooley
Secretary HCC 241, 2011