

Minutes

HCC #241 Annual General Meeting Wednesday, May 15 2013

Present: 18 members of the Corporation in person, 2 members of the Corporation represented by proxy

Present by Invitation: Don Buck/Gregor McPherson (Canmar)
Gorden and Judy Woodworth (Superintendents)

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

- 1) Call to Order
 - Sherry Trecartin (President of the Corporation) called the meeting to Order. 2012-2013 Board was introduced. Don Buck declared a quorum.
- 2) Approval of Agenda
 - The agenda was approved. Motion carried.
- 3) Approval of Minutes
 - a. It was regularly moved (Keith) and seconded (Dale) the Minutes from the Annual General Meeting 2012 be approved. Motion carried.
- 4) Business resulting from the minutes
 - #7 – All outstanding monies had now been received from the insurance company regarding the repair of the retaining wall (caused by the truck accident on Victoria Road/Ochterloney Street).
 - #7 – Ongoing water intrusion regarding unit #201. A storm door was installed on the balcony and we are waiting on rain to see if it provided a fix for the water intrusion.
 - #9- the fire doors through the building had the latches removed in 2012. However, it was against fire regulations and they have since been put back.
 - #9- Bell Fibre Op. Discussion regarding the installation of fibre optic cables by Bell Aliant has been ongoing. The last discussion with Bell Aliant requiring that the Corporation pay to have the installation of the wiring within the building. As Bell Aliant pays for the installation within individual homes, it was agreed that the Corporation would not pay for the cost. However, Bell Aliant discussing this issue and will advise the Corporation of their decision.
- 5) Audited financial statement for 2012
 - Don Buck (Canmar) presented the audited financial statement for 2012. It was regularly moved (Graham) and seconded (Ray) that the Auditors report be accepted. Motion carried.
- 6) Appointment of Auditors for 2013

- It was regularly moved (James Halliday) and seconded (Sue Moxin)) that the Auditors WBLI Chartered Accountants be retained for the fiscal year 2013. Motion carried.

7) Presidents Report

- A copy of the report was included in the AGM meeting package and read out loud by Sherry Trecartin during the meeting.

8) Budget for 2013

- A copy of the Budget for 2013 was included in the AGM meeting package. The Board already approved 2013 budget. Don Buck reviewed the budget and invited questions or concerns. There would not be an increase in the condominium fees for the 2013 year. Comment regarding "pests"/"birds".

9) New Business

- A member brought up the issue of the state of balcony glass on each balcony. A discussion ensued regarding how/when/who to clean them. A request was made to Canmar to look into the price to have the Corporation hire a professional company to clean all of the unit balcony glass. As a member had already paid a professional company to clean their deck, it was suggested if a professional company is paid for by the Corporation, that member should be reimbursed. It was noted that the balcony areas are considered a common area which each unit has exclusive limited use of. As well, it was suggested by a member that once the price was provided and discussed by the Board, the outcome should be provided to all owners.
- The garage space not cleaned during building wide cleaning had been cleaned prior to May 15th, 2013.
- Garbage/composite bin removal. Discussion by members regarding the state of the composite bins. The bins are cleaned/replaced once a year. Don Buck (Canmar) indicated the cost per week to clean one bin is around \$15-\$20. It was noted that the state on the outside and covers were due to composite being placed in the bins by all users.
- Laundry/noise- A discussion ensued regarding when laundry should/could be done within each unit.
- A request by a member to have minutes of the Board meetings to be posted in a timely manner.
- Stemming from the presentation by the Fire Safety Board, a member brought forward the idea of having all of the individual units dryer vents cleaned. This item is to be provided to the new Board to discuss.

10) Election of Directors for 2013-2014

The following were nominated and acclaimed to serve as Director of the Corporation for 2013-2014

- James Halliday
- Joan Campbell
- Chris Jones

- Danielle Greening
- Kathleen Curley
- Debra Mclellan

11) Adjournment

- The meeting was adjourned.

Respectfully submitted:

Danielle Greening
(Acting Secretary)

Sherry Trecartin
(President)