

Minutes

Annual General Meeting, HCCC 241

May 17, 2017

Call to Order / Declaration of Quorum

Meeting was called to order by President James Halliday at 7:00-pm upon confirmation of a quorum. The proposed agenda for the annual meeting was accepted as presented.

Approval of Agenda

Motion to approve the meeting agenda was raised by Keith and seconded by Jean. Motion was approved.

Minutes of Previous AGM

A question was asked by a resident regarding a background of the meeting item re: "the floors in 201". An explanation was provided to the resident. No other question arose.

A motion to accept the minutes from the previous AGM was put forward by Jean which was seconded by Robin. Motion passed.

Business Resulting from Minutes of Previous AGM

No new business arose from the previous AGM meeting.

Audited Financial Statements for 2016

Canmar provided a review and overview of the financial statements. The opinion was stated that when compared to most condo corporations in the HRM, Victorian Estates is in excellent financial shape.

The drop in natural gas costs was highlighted. Comment was made that the furnaces have already paid for themselves since the conversion from oil to natural gas.

A motion to accept the audit was forwarded by Jean and seconded by Sherry. The motion was passed.

Appointment of Auditors for 2017

It was recommended that the current auditors be retained. A motion was put forward by Robin and seconded by Sherry. The motion passed.

President's Report

James Halliday provided written copies of the President's report to those owners present at the meeting. A copy was also provided in the emailed AGM package.

A question was raised regarding the total cost of the toilet replacements. It was estimated that the cost was approximately \$200 per unit with 80 units being upgraded. Consequently the estimated cost was

\$16,000. It was also noted that the cost of the replacement program was based on an estimated drop of 1/3 in the overall water usage, and an estimated 3-years for the program to recover its costs.

A owner made note of cold water that runs from hot water taps on initial use. This opened a discussion of various methods that have been employed for capturing and reusing the cold water. It was also noted that this situation improved greatly when the natural gas furnace was employed. It was also speculated the further one's unit is from the furnace, the more of an issue this becomes.

It was agreed to add the item to the minutes such that the next board could take it up as a item of new business.

Budget for 2017

The budget was circulated in the email package for the AGM. It was noted that there will be no increase in the condo fees for this budget year.

A resident raised a question regarding a security cost item of \$0. It was noted that this line item was added specifically to the hiring of a security guard in a previous year and is not for such regular items as the security cameras used on the property.

A resident raised a question regarding the costs for the snow removal. It was clarified to the satisfaction of the resident that this expense includes the stairs and garage entrance ramp at the property.

It was noted that the board approves the budget, therefore it does not require approval at the AGM.

New Business

The following items were introduced by the residence and discussed in brief. The future board will consider these items during their tenure:

- A resident asked a question regarding the potential installation of heat pumps in the units. It was noted that this has been discussed by previous boards and that the overall risk of holes in the brickwork, the deposal of water generated, increase risk of water intrusion owing to the entrance points introduced into the building, the unsightliness of the eternal duct work, and the overall noise of the systems has deemed them an unviable option.
- A resident raised a question regarding the lightning over the garage entrance on Pine Street. Specifically, the possibility of using motion lighting was discussed. It was noted that this issue has been raised in the past, and that full time lighting was installed a that time to address the issue.
- A resident asked a question regarding cracking and space opening up (i.e. movement away from the building) of the terraces. Discussion into the item made mention that this is applicable to only two of the terraces on the ground floor.
- A question was raised regarding the handling and circulation of air during the hotter summer months. The board noted that this has been evaluated previously and the corporation has previously employed a company to complete an evaluation of possible methods for managing the hotter summer air. A report was published at that time, which did include the observation that the current system is correctly sized for the size of ducts installed in the building.

- A resident asked the board if one may install a screen door on their exit to their deck/balcony. The board noted that certain types of doors are permitted (phantom screens were mentioned) and that residents may make a request to the board for review and approval of such a request.
- A resident asked if a wash station could be installed in the garbage room. It was noted that there is an existing garden hose that residents may use, but that there is no drainage, and that generally, the area was not designed, or provisioned for full sink services.

It was noted that the carpet cleaning for the building is scheduled to occur in mid-June.

It was noted that the cleaning of the garage was also planned to occur this Spring/Summer and that a notice will be issued at that time advising of the date, and noting that all vehicles must be removed during the cleaning.

Election of Directors

The following individuals were acclaimed as board members:

James Halliday

Jean Walen

Robyn Elliot

Brad Miller

Chris Davies

Debra McLellan

The board will assign their positions at their first meeting on May 23, 2017.

Adjournment

Meeting was adjourned at 19:45.