

HALIFAX COUNTY CONDOMINIUM CORPORATION #276  
277 Rutledge Street, Bedford, NS  
Annual General Meeting  
June 23, 2016

**Units Represented**

In Person 101, 104, 106, 108, 109, 204, 206, 207, 208, 209, 301, 303, 305, 307, 308, 309, 405, 406,  
407, 409

By Proxy 107, 202, 203, 205, 306, 404, 408

Absent 102, 103, 105, 201, 302, 304, 401, 402, 403

Condo 51 Representation – Leigh and Heather Nickerson

Quorum was achieved with 27 Units represented either by person or proxy. At 7:05 pm, President Doreen Hollands called the meeting to order. Heather Nickerson from Condo 51 Management chaired the meeting.

**Approval of Agenda**

Andre (307) **motioned** to approve the agenda as presented. Motion **seconded** by Valerie (207). **Motion** carried. Michael (305) asked to add 2 items to the agenda. He was told we could address items during the question and answer portion of the agenda.

**Approval of Minutes**

Michael (305) **motioned** to approve the minutes from the AGM June 3, 2015. Motion **seconded** by Bruce (109). **Motion** was carried.

Eleni (208) **motioned** to approve the minutes from the General Meeting held August 10, 2015, as amended. Chris the former owner of 208 was listed as representing that unit and some spelling errors in other names. Motion **seconded** by Andre (307). **Motion** was carried.

**Financial Statements 2015**

Gerry LaCroix from Grant Thornton presented the review of the Financial Statements. Owners had the opportunity to ask Gerry questions for clarification. Once owners had all their questions answered Michael (305) **motioned** to accept the financial statements and audit as presented. Motion **seconded** by Kelli (104). **Motion** was carried.

Michael (305) asked why Collins Barrow, voted in at the last AGM, was not used to generate the 2015 Audit. Heather (Condo 51) apologized she did not have the 2015 AGM minutes to reflect that vote and sent the financials to Grant Thornton. There was no increase in cost due to the misunderstanding.

Bruce (109) **motioned** to have Grant Thornton as our auditor for the fiscal year 2016. Motion was **seconded** by Kelli (104). **Motion** was carried.

**Election of Directors**

The following were nominated for board of directors and accepted the nomination:

Doreen Hollands & Gloria Bennett - reoffered  
Lois Pelley  
Shannon Brow  
Eleni Chronis-Wade

There was no need for election as five members accepted nominations. Board positions will be decided

at the first Board meeting.

### Management Report

Leigh Nickerson presented the manager's report.

### Projects Completed

- a. Lobby entry tiles were cracked. New tile floor laid.
- b. New siding was installed on 2 sides of the building.
- c. New 6 inch gutters installed.
- d. The Board has worked hard to collect recycles and the money earned from that has purchased new furniture for the guest suite.
- e. Chimney welding to restructure the improperly designed chimneys connecting the 2 heating boilers.  
This created a combustion setting problem. The boilers are now working more efficiently.
- f. Boilers were electrically wired wrong. Carmichael Mechanical corrected that mistake. The boilers now take their oil from all the tanks. Unlikely to run out of oil now.

### Questions and Discussion

Kelly (104) raised a question as to why the other end (northeast end) of the building was not done when the project was completed on the back of the building. Also, what the cost would have been to do that instead. Leigh answered It was due to that side getting the most weather and it was more visible.

Discussion took place with looking at options with replacing sections that have been damaged on the front of the building. The Board will address.

Carolyn (108) mentioned the ongoing issue of the trees in front of her windows. She'd like the trees trimmed back every year, and she'd like the drainpipe checked every year as well.

Parking issues discussed; especially with regards to owner's family and friends being ticketed. Suggestions presented were to call Barry upon visitor arrival or to use the visitor parking permit provided. A suggestion was put forth to install bigger signs in both the visitor and residential parking.

Valarie (207) raised an issue with her Unit being extremely hot. Leigh will investigate.

Mary (101) asked when the doors to the garage from the lobby would be fixed because of the difficulty unlocking those doors. Other members related having the same difficulty. Leigh will look into this.

Michael (305) **motioned** that the Board convene a general meeting in December of this year and at a minimum, present and allow discussion of the budget for 2017.

Motion was **seconded** by Mary Longobardi (101). **Motion** was carried.

Michael (305) **motioned** that there be a written manager's report included with the agenda for every general meeting since the last report with any repair or maintenance work done, contracts signed, and upcoming or pending work needing to be done. Motion was **seconded** by Andre (307). **Motion** was carried.

There were no other motions or questions put forward.  
Meeting adjourned at 8:35 PM.

*Lois Greer*  
*Shannon Brown*