

HALIFAX COUNTY CONDOMINIUM CORPORATION #276
277 Rutledge Street, Bedford, NS
Annual General Meeting
June 21, 2017

Units Presented

In Person: 101, 104, 106, 109, 204, 207, 208, 301, 303, 305, 307, 308, 401, 405, 406, 409.

By Proxy: 206, 306, 309, 406, 408

Condo 51 Representation: Leigh and Heather Nickerson

Quorum was achieved with 21 Units represented by person or proxy.

At 7:05 pm Lois Pelley called the meeting to order, introduced the current board and welcomed owners. Heather Nickerson from Condo 51 Management was introduced to chair the meeting.

Approval of Agenda

Bruce McCulloch (109) **motioned** to approved the Agenda as presented; **seconded** by Andre Antoine (307), **motion carried**.

Approval of Minutes

Andre Antoine (307) **motioned** to approve the minutes from the AGM June 23,2016. **Seconded** by Kelli Dahl (104), **motion carried**.

At this time Andre Antoine (307) **motioned** that if topics get heated that the Board has the power to stop the meeting and ask the person to step out and cool down. Respect the Board Members. **Seconded** by Tim Reilly (303), **motion carried**.

Financial Statement 2016

Gerry Lacroix from Grant Thornton presented the review of the financial statements. Owners had the opportunity to ask Gerry questions.

Valerie Cutler (207) asked why we have the meetings in June and why they can't be sooner.

Heather explained that by the time all the necessary paperwork comes in; it then gets handed off to Grant Thornton then they need time to go through the paperwork. It is usually not ready until some time in May. Valerie felt that we aren't seeing a true picture of where of where we are at now. Residents were informed that that they can ask at anytime for a financial statement. A **motion** was put forward by Mike Kennedy (305) to have a snap shot of the financial statement for the current state of affairs added to the pkg for the next AGM or general meeting. **Seconded** by Andre Antoine (307), **motion carried**.

Motion to accept the 2016 Financial Statement by Kelli Dahl (104) and **seconded** by Mary Longobardi (101), **motion carried**.

Appointment of Auditor

Grant Thornton to do the next audit

Motioned by Bruce McCulloch (109) **Seconded** by Andre Antoine (307), **motion carried**.

Election Of Directors

The following re-offered or put their name forward; Lois Pelley, Shannon Brow and Eleni Wade re-offered. Mike Kennedy, Tim Reilly, Valeri Cutler and Penny Moore put their name forward. More than five people were presented so an election was held. Ballots were counted by Mary Longobardi (101) and Helen Tremayne (301). Mary took the ballots home to shred them.

Elected to the Board were Mike Kennedy, Lois Pelley, Shannon Brow, Valeri Cutler and Penny Moore.

Thanks to everyone for putting their name forward and don't forget about next year.

Management Report

-Jeff Mercer (409) said he wasn't sure what was completed and what wasn't. He asked if the water infiltration was fixed and the Board at the time feels that it isn't completely fixed.

Management said there was more work needed on the other side of the door. Work was postponed due to management change coming up in Aug.

-Elevator certificate is dated Dec. 2016. Heather explained that the paperwork was sent to Podium then eventually made it to Condo 51. Heather has the paperwork with her tonight and the cheque signed tonight will be mailed to Labour Standards. They will mail the new permit and future information to the new property management company.

-Fans for the CO2 system are now fixed

Questions and Things

-Stair wells and patio rails need to be painted. The new Board will have to look at it

-Why we did not have a copy of a current financial report in time for the AGM? In not scheduling an earlier AGM I feel we are not getting a clear financial picture at the June meeting. Can we have a comparative income statement sent out with the AGM pkg next year?

-Is it possible to have draft minutes out early for the General Meeting

-Friendly reminder to make sure the nose of your vehicle is either behind the pole or flush with the pole

-Keyed access doors must be shut behind you.

-How many renters are in the building

-Lastly we are all neighbours so if something happens let's try to have a friendly conversation between each other. Try not to intimidate the other person.

Meeting Adjourned at 8:30 pm

Mike Kennedy - President

Lois Pelley - Vice President

Valerie Cutler- Treasurer

Shannon Brow - Sec.

Penny Moore - At Large