

Winnipeg Condo Corp #85
Minutes of Annual General Meeting

Held on

March 14, 2011

Present:

Phil McAmmond
Jamie Amorim
Elizabeth Lalman
Natasha Lalman
Kyla Cederwall
Kerry Danley
Frank Hetzler
Christie Swim
Julie Chaput
Myles Fontaine
Nikki Hill
A. Tarrant
Irene Ines
Sheree Epp
Michael Degagne

Evelyn Golembiosky
Ryan Sawchuk
John Andrews
Jennifer Scott
Trevor Clearwater
Susan Bilyk
Glenda Hayward
Jeff Gooding
Andrew Bockstael
Elvira/Rudy Salangsang
Jason Fredricton
David McDonald
Van Ngo
Andrea Fitsimmons
Kristen Ollinger

Daneille Lafond
Sunshine Basuan
Betty Furkalo
Ed Hodgert
Owona Mellen
Lillian Grenier
Paul Wakefield
Cindy Mellen
Heather Perkins
Hubert Alards
Diane Brandt
Marilyn McQuay
Jia Zhou
Jane McGregor
Garry Hirsch

Proxies:

Jerzy Rogozik Bradley Pisink

Meeting held at Dakota Community Centre.

Meeting called to order at 7:00pm

2.) Confirmation of Quorum:

- 54.77% in person, 4.352% in proxies, for a total of 59.122%

3.) Proof of Notice:

- Confirmed by Jamie Amorim.

4.) Reading and Disposal of any Unapproved Minutes:

- No previous minutes.

5.) Review of 2010 Financial Statements: Condo became active as of May 1st, 2010

- -\$25,000 in the reserve fund
- -As at December, current profit of \$31,000

Income Statement:

- Review of attached statement
- Profit due to lack of cycle of major heating bills (as the months of Jan-March the most energy is consumed).
- Snow removal is included under R & M and does not include clearing of the parking lot.

a.) **Reserve Contributions:**

- No allocation for building a reserve fund, owners will have to decide by how much they want to increase the reserve fund.
- Decision will be to extend the budget for 2012.

Motion moved by G. Hirsch (3-134), second by K. Danley (5-130), to increase fund by \$10,000 for the year 2012. Carried.

b.) **Maximum Increase Board may approve:**

- In an emergency the board can call on any amount they want for emergency. As a young condo corporation it is unlikely that an increase will be required, however, it is up to the corporation members today to vote on how much they would like to be available for the board to call on.

Motion moved by T. Clearwater (2-134), second by M. McQuay (4-142) for maximum increase to be set at 0. Carried.

6.) Review of Current Financial Statements:

- Review of attached statement

7.) Appointment of Auditors:

Motion moved by G. Hirsch (3-134), second by B. Furkalo (2-140) to appoint BDO as auditor. Carried.

8.) Election of Directors:

- 3 positions for the Board of Directors.
- 3 nominations received, therefore no vote is required.
- All nominees were present.
 1. Michael Danley
 2. Trevor Clearwater
 3. Garry Hirsch
- Q. Is there anything in the by-laws that requires the board to produce financial statements and distribute to the condo owners either monthly or quarterly?

- A. No, but if the financials are requested, they would be made available.

9.) Unfinished Business:

- No previous meetings to resolve unfinished business.

10.) New Business:

- Patio enclosures – to be discussed with the board.
- In building 142 the dryers are blowing cold air – maintenance issues to be discussed with Property Manager.
- Suggestion for the patio blocks to be replaced with stones – to be discussed with the board.
- Visitors parking overnight? – No overnight parking currently in place.
- When does the new board take over? – Immediately
- Issue with pet litter on the grounds – needs to be enforced by the board, difference between noise disturbance and other disturbances, set out in the by-laws.
- When do the property taxes get transferred? – Transfer is done through the City, and you don't pay until you have received the notice from the City.
- Is the storage shed on the property owned or exclusive use? – Phil will look into it and get back to the property owner (Question posed by 3-142).

11.) Adjournment:

Motion moved by F. Hetzler (7-130), second by H. Perkins (11-140) to adjourn the meeting. Carried.

Meeting adjourned at 7: 54pm