

# Winnipeg Condominium Corporation #85

## Minutes of Annual General Meeting

Held on July 4, 2012

### In attendance:

Phil McAmmond	Jameson Ade	Holly Kowalchuk	Jocelyne Hodgert
Jaime Amorim	Alan Biebrick	Georgina Mejia	Owna Mellen
Elizabeth Lalman	Jennifer Scott	E & R Salangsang	Paul Wakefield
Natasha Lalman	Tania Schink	Graham Goodman	Cynthia Mellen
Garry Hirsch – President	G & R Hatherly	Chantel Pooley	Patricia Mascitelli
Mike Danley – Vice President	Frank Hetzler	David McDonald	Hubert Alards
Trevor Clearwater – Treasurer	Susan Bilyk	Andrea Fitsimmons	Clara Brandt
Christie Gushuliak	Jeff Gooding	Sunshine Basuan	Marilyn McQuay
Julie Chaput	Jane McGregor	Aaron Tarrant	Irene Ines
Nikki Hill	Michael Degagne		

### By proxy:

Robert Semeniuk

### Meeting called to order at 7:09pm

#### 1. Calling of the rolls and certifying of proxies

#### 2. Confirmation of quorum

- 49.152% in person, 2.367 % in proxies, for a total of 51.519%

#### 3. Proof of notice of meeting or waiver of notice

- Confirmed by Jaime Amorim

#### 4. Reading and disposal of any unapproved minutes

Motion moved by 1-142, second by 3-142 to accept minutes from AGM of 2011 as presented. Carried.

#### 5. Review of the 2011 financial statements

- Reviewed as per attached audit
  - a. Reserve contributions
    - o Reserve fund study has been engaged for the building, over a 30 year period, by Pinchin Environmental. Will be distributed once it's ready.

Motion moved by 7-130, second by 1-142, that we put \$15,000 from operating funds into the reserve fund. Carried.

**b. Maximum increase board may approve**

Motion moved by 1-142, second by 8-138 for maximum increase the board may approve be set to \$10,000. Discussion. Motion defeated.

Motion moved by 4-134, second by 6-140 for maximum increase to be set at \$0. Carried.

**6. Review of current financial statements**

- Reviewed as per attached audit

**7. Appointment of auditors**

Motion moved by 1-142, second by 3-142 to appoint BDO as auditor. Carried.

**8. Unfinished business**

- No unfinished business for discussion.

**9. New business**

- Discussion re: Tenant requesting own key for the gate (fire-lane).

Motion moved by 8-134, second by 4-134 that an owner may have a key to the fire-lane gate as requested. Discussion: **Motion defeated.**

- Issue with owners throwing cigarette butts over the balcony, only resolution at the moment is sending out a notice to owners.
- Vent cleanliness of washers and dryers, and soap dispensers – to be brought to the cleaner’s attention.
- Doors being wedged open – to be addressed by Jaime.
- Dead grass on the side of the buildings facing Paddington, is there a possibility of aerating it, or re-seeding it? – Jaime to address with landscapers.
- Satellite dish – 6-140, Jaime will look into it in the by-laws.
- Sweeping debris off balcony – something to be dealt with between unit owners.
- Reminder by Gary Hirsch to use the management email address [paddingtongreen@sunrex.ca](mailto:paddingtongreen@sunrex.ca)
- Recent condo sales discussed from February 2012 to present.

**10. Adjournment**

Motion moved by 1-142, second by 7-130 to adjourn the meeting. Carried.

Meeting adjourned at 8:24pm