

**Winnipeg Condominium Corporation #85  
Annual General Meeting  
Held on May 28<sup>th</sup>, 2014**

**In Attendance:**

Elvira & Rudy Salangsang  
Matt Livingston  
David McDonald  
Chelsey Cunliffe  
Sunshine Basuan  
Ed & Jocelyn Hodgert  
Owna Mellen  
Paul Wakefield  
Cindy Mellen  
Katherine Morgan Clark  
Aaron & Amy Tarrant

Andriy Chuprov  
Edith & Hubert Alards  
Clara Brandt  
Marilyn McQuay  
Aaron Bridgeforth  
Jane McGregor  
Michael Degagne  
Kristen Ollinger  
Diana Kochen  
Julie Chaput  
Sheri Anderson

Linda Tayler  
Evelyn Golembiosky  
Alan Biebrick  
John Andrews  
Jennifer Scott  
Matt & Trisiana Purdey  
Jeff Gooding  
Rodolfo Mejia  
Debra Jobin  
Greg Bilyk

**Proxies:**

Bradley Pisink  
Erin Loschiavo  
Mike Danley  
Karli Stodgell  
Irene Ines  
Trevor Clearwater (2)

Garry Hirsch  
Jennifer Cloustan  
Rene Tetrault  
Li Hu  
Veronique Sabourin  
Pui Chun Lin

Daren Gates  
Justin & Linda Shaer  
Parul Chatrath  
Adrianna Szarek

Meeting held at the Dakota Community Centre – 1188 Dakota Street

Meeting called to order at: 6:34pm

- 1) Calling of the rolls and certifying of proxies:
  - Done by Liz Lalman & Monica Brooks at sign in
  
- 2) Confirmation of Quorum:
  - In Person: 44.444%
  - By Proxy: 23.611%
  - Total Attendance: 68.055%

**Quorum Achieved**
  
- 3) Proof of notice of meeting or waiver of notice:
  - Confirmed by Phil McAmmond
  
- 4) Reading and disposal of any unapproved minutes:
  - July 16<sup>th</sup> 2013 Annual General Meeting Minutes

<p><b>Motion</b> moved by Paul Wakefield (6-140), Second by Katherine Morgan Clark (8-140), to approve last year's minutes. Carried.</p>
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5) Review of the December 31, 2013 Audited Financial Statements:

- Shown on overhead projector, reviewed by Phil McAmmond

a) Reserve Fund Contributions:

- As per the reserve fund study done in July 2013, Common Element Fees were increased to reflect the suggested required contribution to the Reserve Fund.
- Board would like to do some general up-keep and other needed work around the complex and estimate it will require access to approximately \$15,000.
- It was suggested that in order to make the \$15,000 accessible now without having to take a huge hit from each of the members all in one special assessment, the money could be borrowed from the Reserve Fund, and then increase the condo fees in order to pay it back gradually over an extended period of time.
- Management suggested increasing the Reserve fund contribution from \$33000, to \$43000.

**Motion** moved by Katherine Morgan Clark (8-140) to discuss.

**Motion** moved by Katherine Morgan Clark (8-140), second by Clara Brandt (3-142), to increase the Reserve Fund Contribution to a total of \$48,000/yr. Carried.

- b) Maximum increase the board may approve “as a transfer of surplus funds from the General Account to the Reserve Fund”:
- Currently at 10,000

**Motion** moved by Marilyn McQuay (4-142), second by Hubert Alards (1-142), to keep the same. Carried.

6) Review of April 30, 2014 Financial Statements:

- Corporation still maintains control of 4 parking stalls which are available for rent/sale at the Board’s direction.
- There is a current deficit of \$3,203.85 which was expected for this time.

7) Appointment of Auditors:

**Motion** moved by Owna Mellen (4-140), second by Clara Brandt (3-142), to retain BDO as the financial Auditors. Carried.

8) Election of Director (2 year term):

- Only one nomination was submitted
- **Ed Hodgert** is in automatically by acclimation for the position of Vice President

9) Overview and approval of proposed Amended and Restated Declaration:

A copy of the draft Amended and Restated Declaration was provided to all members with their AGM package.

As stated in the letter, the existing declaration is over 30 years old and does not address key items such as Amendment of Condominium Declaration and Plan, Reserve Funds, Reserve Fund Study, a Code of Ethics/Conduct and Pledge of Confidentiality for members of the Board of Directors, etc. Prior to this meeting, the Board has consulted with several members and obtained 50 consent forms – 58 are required to obtain the required 80% vote.

Discussion:

- A request was made by one of the members, to clearly show what the differences are between the old and new documents directly on the document and that this should be taken into consideration for further proposals to document changes - Edith will respond to this request.
- A concern was raised about having to vote on the ENTIRE document, rather than portions of it. Some members agree with portions of it and not others, but the way it has been presented, it requires members to vote on all or nothing.
  - Response: Because of the number of changes required to bring our Declaration up to date, the Lawyer suggested that we approach it in this way.
- A concern was raised about the proposed new regulations to only allow 1 pet and weight restrictions on said pet.
  - Response: This was done to address safety and building maintenance concerns seeing that our complexes are three storey walk-ups with Common Elements for entrances, stairs, and hallways, which incur all of the traffic flow.

10) Unfinished business:

- none

11) New business:

- A concern was raised as to whether or not our Property Insurance coverage is adequate (ie: Reconstruction value).
  - Response: The Board of Directors will look into this.
- Issue of yellow paint being needed on the curb by the bus stop.
  - Response: Paul will look into it
- Rain water pooling on the stairs that were just fixed.
  - Response: Paul will look into it
- The Question was asked as to whether there is a fine in place for owners of dogs who don't pick up after themselves.
  - Response: Yes, \$250.00 as per Schedule "A" of the By-Law No. 1.
- Suggestion to include the dog pee issue in the next newsletter

<b>Motion</b> moved by Jocelyn Hodgert (3-140), second by David McDonald (8-138), to adjourn. Carried.
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12) Adjournment:

- Meeting Adjourned at: 7:52pm