

Minutes – Annual General Meeting

May 25th 2016

Location: Dakota Community Centre
1188 Dakota Street, Winnipeg MB

Attendance:

Management: Phil McAmmond Brenda Collins Michael Smith Monica Brooks
Liz Lalman

In Person: Wilfred & Diana Kochen Julie Joel Sheri Anderson Linda Taylor
John (Doug) Andrews Jennifer Scott Matthew Purdey Greg Bilyk
Jeff Gooding Janine St.Hilaire Chelsey Cunliffe Ed Hodgert
Paul Wakefield Andriy Chuprow Clara Diane Brandt Edith & Hubert Alards
Jane McGregor Michael Degagne

By Proxy: Robert Russell Erin Loschiavo Corrina Sigvaldason Mike Danley
Robert Semeniuk Karli De vries Nikki Hill Frank & Margaret Hetzler
Kieron Kennedy Irene Ines Sheree Epp Ray & Donna Gagnon
Evelyn Golembiosky Alan Biebrick Joanna Vaccaro Trevor Clearwater (2)
Gary Hirsch Jennifer Cloustan Rene Tetrault Hu Yan & Li Teng
Veronique Kujawa Holly Kowalchuk Debra Jobin Wei Lin & Haiyan Zhai
Bradley Pisiak Graham Goodman Miriam Coogan Elvira & Rudy Salangsang
Patrick & Linda Mullen Van Thi Thanh Ngo Andrea Fitsimmons Chantel & Matt Livingston
Jennifer Fosty Pui Chun Lin Chiara VanDale Katherine Morgan
Crystal Hiebert Justin & Linda Shear Aaron Bridgeforth Yasmina Meridji & Michael Centeno
Parul Chatrath Kristen Ollinger Adrianna Szarek

Item

1. Call to Order

- Meeting called to order at 6:31 p.m.

2. Calling of the Rolls and Certifying of Proxies

- Done by Monica Brooks at sign-in.

3. Confirmation of Quorum

- In attendance: 25.478%
- By Proxy: 60.276%
- Total Representation: 85.754%
- **Quorum Achieved.**

4. Proof of Notice of Meeting or Waiver of Notice

- Confirmed by Phil McAmmond and Paul Wakefield

5. Reading & Disposal of the May 27th 2015 AGM Minutes

Motion moved by Clara Brandt (3-142) to accept the minutes as presented. Seconded by Andriy Chuprow (10-140). **Carried.**

Item

6. Review of the 2015 Audited Financial Statements

- Copies of the audited financial statements were distributed to all owners in their AGM Package
- Shown on overhead projector, reviewed by Phil McAmmond
- Questions & Responses:
 - 1) Page 6: it was suggested by the reserve fund study that the ideal balance should be 128,816\$, yet the actual fund balance is 67,733\$. Will the Board address this and take this recommendation into consideration? if so, what is the strategy to increase the reserve fund in the next couple of years or was the latest increase in condo fees the reason why they did so?

Response:

- a) Yes, this is reviewed on an annual basis during the Operating Budget planning process and is addressed in the Operating Budget for the year January 1, 2016 to December 31, 2016 document dated November 24, 2015 (second paragraph) and detailed on Page 3 of 6 of the 2016 Budget Commentary. The allocation of the 9.75 % increase in condo fees is shown on the Budget Comparison page. Please note that the original Reserve Fund ideal balance does not reflect Reserve fund expenditures which needed to be brought forward.
- b) The actual \$61,083 shortfall to the ideal balance consists of:
 - \$19,000 Contribution shortfall in 2013,
 - \$2,638 Actual Interest shortfall to what was anticipated in the report,
 - \$ 22,004 re-aligned Reserve Fund expenditures, and
 - \$17,441 Net other Expenses approved at the 2014 AGM
- 2) Page 7: why is there a big increase in fire and safety expenses: 4609\$ in 2015 from 2075\$ in 2014?

Response:

Remedial action items resulting from the 2014 Annual Fire Alarm & Emergency Lighting Inspection were done and expensed in 2015. Costs will/do vary from year to year depending on what needs replacing.

- 3) Page 7: why is there such a big difference between the snow removal expenses from 3027\$ in 2015 vs. \$10,215 in 2014 (did we get that much more snow that year)?

Response:

Yes, we had an awful lot of snow in 2014.

7. Review of the Current Financial Statements

- Displayed on overhead projector. Reviewed by Phil McAmmond.
- Ground Maintenance expenses are over anticipated budget due to a contract transfer to a different company for snow removal of the sidewalks.

8. Appointment of Auditors

Motion moved by Janine St. Hilaire (5-138) to retain BDO as our financial auditors. Seconded by Jane McGregor (8-142). **Carried.**

Item

9. Election of 1 Director (2 year term)

- Only one nomination was submitted.
- Ed Hodgert is appointed by acclamation.

10. Voting on the Following Proposed By-Law Article Changes/Amendments

- 10.1 1.1 Definitions
- 10.2 1.3 Seal
- 10.3 2.1 Annual Meeting
- 10.4 2.2 Special Meeting
- 10.5 2.3 Notice of Meeting
- 10.6 2.4 Quorum Required
- 10.7 2.5 Adjournment for Lack of Quorum
- 10.8 2.6 Conduct of Meetings
- 10.9 3.1 Number and Term
- 10.10 3.2 Qualification of Members of the Board
- 10.11 3.3 Vacancies
- 10.12 5.1 Corporation Records
- 10.13 5.2 Unit Owners / Unit Mortgagees Change of Address (New)
- 10.14 6.2 Powers of the Corporation (New)
- 10.15 Delete: Old 12. Unsold Units
- 10.16 7.4 Budget
- 10.17 7.6 Late Payment Fee (New)
- 10.18 Delete: Old 18. Interest - Application of Payments
- 10.19 7.7 Fines (New)
- 10.20 8.1 Rules Respecting the Common Elements & Units
- 10.21 8.2 Rules Respecting Tenancy Agreements (New)
- 10.22 Delete: Old 21. Rules Respecting the Units
- 10.23 Schedule "A"- A. Balconies / Patios
- 10.24 Schedule "A"- G. Occupation and Use Restrictions
- 10.25 Schedule "A"- H. Pets

- Comment re: Schedule "A" – A. Balconies / Patios Unit 9-134 felt that occupants should be allowed to hang laundry, (may it be clothing, sheets or blankets) on their patios or balconies; if done in an orderly manner and properly secured on a dry rack or clothes line, recognizing how challenging this would be for the Board to enforce and monitor this. No one was in agreement with this suggestion.

- Question from the floor:
 How will these Rules & Regulations be enforced once in place?

Response:

The Board is currently working on a Parking, Pets, Balconies / Patios and Noise Rules & Regulations, Enforcement and Fines policy to serve as guidance and clarification regarding these items, as well as provide direction and what steps that should/will be taken to address corrective action if someone is in violation.

- Seeing that there were no oppositions to any of the 25 proposed By-Law changes / amendments, the group as a whole decided to hold one (1) vote for all of the amendments instead of voting on each individual point.

Motion moved by Janine St. Hilaire (5-138) to repeal the existing By-Law and replace it with the new proposed Amended and Restated By-Law No 1 & Schedule "A" as presented. Seconded by Clara Brandt (3-142). All in favour (unanimous). **Carried.**

Item

11. Unfinished Business

None.

12. New Business

12.1 Chain Link Fence Facing Paddington is Coming Apart

- Paul will check it out.

12.2 Recycling Bins

- 2 of the recycling bins need to be replaced. Brenda will call the City of Winnipeg and ask that they be replaced.

12.3 Broken Dryer in building 132 not yet Fixed

- Dryer has been looked at, parts have been ordered, anticipated delivery about a week. Dryer will be fixed as soon as the parts arrive.

12.4 Ceiling Damage in Laundry Rooms

- Omer to patch ceiling in building 130 and wall in building 134

12.5 Balconies / Patios

- Painting of the Balconies / Patios is not an extremely high priority right now, although the Board encourages owners who are interested to do touch-ups themselves, to do so as long as they use the existing (correct) color.

12.6 Cottonwood trees

- Will look at future plans for a gradual 'replacement' of the trees. In order to do this, new trees would have to be planted prior to cutting down the old ones. Will have to be done over a number of years.

13. Adjournment

Motion moved by Andriy Chuprow (10-140) to adjourn the meeting. Seconded by Clara Brandt (3-142).
Carried.

Meeting adjourned at 7:25 p.m.