

Minutes of the Annual General Meeting: May 16th 2018

Location: Dakota Community Centre

Attendance:

Management:	Monica Brooks	Brenda Collins	
In Person:	Terry Gallop	Colleen & Ian Clark	Chris Harp
	Kieron Kennedy	Cory Fabbri	Evelyn Golembiosky
	Doug Andrews	Matt Purdey	Jeff Gooding
	Rodolfo Mejia	Miriam Glogowski	Ed Hodgert
	Wendy Stobbe & Gary Schiewe	Paul Wakefield	Edith & Hubert Alards
	Clara Brandt	Kristen Ollinger	
By Proxy:	Edward Thorpe & Carole Banville	Wilfred & Diana Kochen	Frank & Margaret Hertzner
	Robert Semeniuk	Karli De vries	Sheri Anderson
	Sheree Epp	Alan Biebrick	Jennifer Cloustan
	Veronique Kujawa	Debra Jobin	Bradley Pisiak
	Janine St. Hilaire	Patrick & Linda Mullen	Chiara VanDale
	Katherine Morgan	Yue Tang	Michael Degagne
	Adrianna Szarek		

Item

1. Call to Order

Meeting called to order at 6:30 p.m.

2. Calling of the Rolls and Certifying of the Proxies

Done at sign-in by Monica Brooks.

3. Confirmation of Quorum

By Proxy: 25.839%
 In Person: 23.841%
 Total Representation: 49.68%
Quorum Achieved.

4. Proof of Notice of Meeting or Waiver of Notice

Hard copy of notice was delivered/mailed to each unit owner prior to meeting within their AGM Package.

5. Reading and Disposal of the May 31st 2017 AGM Minutes (attached)

Copies of the May 31, 2017 AGM minutes were distributed to all owners in their AGM Package.

Motion moved by Doug Andrews (11-132) to approve the minutes as presented. Seconded by Colleen Clark (5-130). **Carried.**

6. Review of the December 31, 2017 Audited Financial Statements (attached)

Copies of the audited financial statements were distributed to all owners in their AGM Package.

Paul Wakefield reported that the Board was very pleased to report a \$7,968. Operating surplus for the year ending December 31, 2017, which in fact wiped out the prior year's accumulated deficit of \$4,951 and left the Corporation with a net surplus of \$ 3,017.

No questions put forth.

Motion moved by Clara Brandt (3-142) to approve the 2017 Audited Financial Statements as presented. Seconded by Kieron Kennedy (3-132). **Carried.**

7. Annual Report from the Board of Directors (attached)

The Annual Report is prepared for informational purposes and copies were distributed to all owners in their AGM Package.

8. Review of the Current Financial Statements

Edith Alards reported that the Income Statement on the April 30, 2018 Financial Statements shows a net profit of \$22,701.83 versus the budgeted amount of \$11,733.00. Explanations were provided on the variance. Reserve Fund shows a balance of \$116,627.73 which does not reflect the spring 2018 expenditures.

No questions put forth.

9. Appointment of Auditors

In previous years, the corporation has used BDO as their auditors.

Motion moved by Kieron Kennedy (3-132) to retain BDO as our financial auditors. Seconded by Clara Brandt (3-142). **Carried.**

10. Election of 1 Director (3-year term)

Only one nomination submitted.

Ed Hodgert.

There being no opposition, *member is appointed to the board by acclamation.*

11. Unfinished Business

Nothing put forth.

12. New Business

12.1 Proposed New \$100 Move In/Move Out Fee for Service Rule

A copy of the proposed new \$100.00 Move In / Move Out Fee for Service rule was mailed to each owner on April 9, 2018 and again re stated in the May 9, 2018 communication.

Questions raised by Miriam Coogan-Glogowski (7-138):

Comment: Fee seems high. Thought that owner access to the hydro meters would make things easier.

Response: There are other items in the Electrical room other than Hydro meters which require security, therefore it's not prudent to leave the door to this room open.

Comments raised by Debra Jobin (12-134) via proxy:

Comment: Did not feel that this charge seemed fair and was not in agreement with it. Was also under the impression that our door entry intercom system could be updated / re programmed remotely and that this exercise could literally be done in seconds.

Response: Our intercom system is programmed on site by the Property Manager who makes a special trip to do this. One of the issues that seems to be reoccurring in this last year is also that individuals provide one phone number when they move in and make requests to change it. One of the members suggested that someone else could do it. Discussion ensued.

Motion moved by Kieron Kennedy (3-132) to change the fee amount from \$100.00 to \$75.00. Seconded by Kristen Ollinger (11-142). **Carried.**

Vote: Passed 91.67% of the total represented.

12.2 Smoking/Vaping/Cannabis Policy

As per the Spring 2018 CCI Condominium News and Views, Condominiums are encouraged to create a policy or amend their Declarations, By-Laws, and/or Rules with clear guidelines and procedures concerning cannabis use on the property (whether for recreational or medical use.) Thus, the Board has developed a draft Smoking/Vaping/Cannabis Policy, which will be reviewed by legal council prior to implementation. Permitted Smoking parameters were discussed and agreed to.

Question raised by Doug Andrews (11-132):

Comment: Should the property managers be provided with a report on the suggested procedures for handling smoking rules and regulations once cannabis becomes legalized, could they provide a copy of that report to the Board of Directors.

Response: Absolutely.

13. Adjournment

Motion moved by Terry Gallop (3-130) to adjourn the meeting. Seconded by Clara Brandt (3-142) . **Carried.**

Meeting Adjourned at 7:15 p.m.