Minutes
Annual General Meeting of HCECC626

Monday, June 12, 2017

Start Time 7:05 p.m. Location: Holy Cross Church

Present:
Directors Colin Watson (#25) Don Grigor (#21), Wayne Cassidy (#8),
Owners of #s 1, 9,17, 19, 31, 35, 41, 10, 22, 26
Owners (not living on the street) 5, 11, 33, 43, 45

Absent:
Owners of #s 3, 7, 15, 23, 27, 37, 39, 4, 6, 12, 16, 18, 20, 28
Owners (not living on the street) 29, 14

Proxies received from #s 2 (Dowd), #45 (King)

For the purpose of conducting this meeting according to the bylaws, Colin Watson agreed to act as chair and Don Grigor agreed to act as secretary. There were no objections.

Calling of the Meeting
The secretary confirmed that all homeowners were sent notices of the meeting either by mail or hand delivered 20 days before this meeting as required by the by-law.

Confirmation of Quorum
The secretary reported that quorum was present – 15 homeowners. Quorum for the association is homeowners from 10 units in the development.

Approval of Minutes of AGM 2016
The minutes of the 2016 AGM were approved as written.
Mover Michael Vincent Seconder Colleen Peters-Vincent Motion carried.

Report of Board
Colin Watson reported on what the board had accomplished over the past year.

The snow clearing and grounds maintenance (mowing boulevard area, traffic circle, and snow collection area) by The Gardener – our new contractor – is working well.

The grassy area around top of street is difficult to maintain as there is no ability to water. The board will look into alternate ways of improving the appearance of this area.
The accounting software – QuickBooks – is working well. All owners are up to date on the payment of their condo fees.

The board has issued three status certificates for the sale of properties on the street. These certificates (copies of numerous documents relating to the condominium) are required by law and the board charges the standard fee of $100 to provide this. The owner, buyer, lawyer, or the real estate agent requests and pays for this.

It was observed that not all new homeowners receive the information regarding the condominium rules. It was pointed out that the board provides the information in the status certificates and also gives the information to the seller’s real estate agent. It is the responsibility of the buyer’s lawyer and real estate agent to inform the buyer of the rules.

As required by The Condominium Act, the board has had the financial statement for 2015-2016 audited, kept owners and tenant information up to date, organized the AGM, and distributed financial statements and proxies.

The board has also posted documents on our website for transparency.

Parking
Discussion arose around issues with parking on the street. Visitors seem to be unfairly getting tickets.

Motion: That the board ask the parking authority not to come before 2 a.m.  
Mover Rudy Bossio  Seconder Paola Salafia  Motion carried.

Auditor’s Report/Financial Statement
The auditor’s report submitted by GBA LLP testifies that the financial statements submitted to them for the period of March 1, 2016 to February 28, 2017 are accurate. The auditor’s report was distributed by mail or hand delivered before the meeting and is on the website.

It was reported that the condominium association is in good financial shape and the reserve fund is fully funded.

Appointment of Auditor
Motion: That GBA LLP continue to be retained as our auditors for next year.  Mover Colleen Peters-Vincent  Seconder Maximo Lucivero  Motion Carried.
Report and Vote on Schedule K Amendment
Schedule M was registered against all properties on Diamond Leaf Lane by the builder Fernbrook. Schedule M covers such things as parking, landscaping, exterior finishes, satellite dishes, and grading. Its purpose is to maintain the value, architectural quality, and overall upkeep of our condominium exteriors and front yards. Schedule M expires in 18 months.

As requested at last year’s AGM, the Aesthetics Committee was established to prepare Schedule K with a similar purpose as Schedule M. Members of the committee are Suzanne McKay, Colleen Peters-Vincent, Joe Pignataro, Rudy Bossio, and Jean Taylor.

The proposed Schedule K was distributed to all homeowners prior to the meeting. (A copy is attached to the minutes.)

According to the Condominium Act, 80% of the owners (30) must approve the document for it to become part of our Declaration. As 33 owners voted to accept Schedule K, it is now an official document of our condominium association.

Election for Position of Board Directors (3-year term)
Colin Watson has completed three years on the board and has agreed to extend his term by another three years. Al Romano resigned from the board last fall. Wayne Cassidy assumed Mr. Romano’s position on a temporary basis until a formal vote could be held at the AGM.

As no one else has put their name forward to sit on the board, Mr. Watson’s three-year term and Mr. Cassidy’s two-year term was confirmed by acclamation.

Other Business
Thank you to Al Romano
Al Romano had to resign as director last fall. He was thanked for all his work and given a small gift.

Street Party
It was decided to again have a Canada Day street party -- Saturday, July 1. Al Romano has again offered to barbecue. Colin will send out a letter to all residents to determine numbers.

Patriotic Town
The Town has asked residents of the area to show its patriotism by flying and registering flags on their property. Flags have been bought for each unit.
Grassy Area Around Boulevard
Quotes will be requested from companies to replace the worn grass in the area.

Paving of Driveways
A request was made by a resident to arrange for resealing of all driveways. It was pointed out that although the driveways have faded, spraying was not recommended for driveways. It tends to weaken them and creates problems for the grass. The consensus was that this should be an individual decision.

Some Street Signs Fading/Cracks in Pavement (Caused by settlement of wall by common area at end of street)
The board is looking into replacing the signs and finding someone to fill the cracks in the pavement.

Speeding on the Street
This is still an issue that concerns people on the street. Discussion arose regarding solutions. No decision.

Gravel Pad on Front Lawn
Concern was raised by several residents regarding the property with the gravel pad on the front lawn. The board explained that this property will be having work done on the front porch and surrounding area in the coming weeks. After this is completed, the owners will not be parking their car on the walkway, or the vehicle will be towed.

Colour on the Exterior Properties
It was suggested that the board buy paint of the designated colours for each block for touch ups. It was decided this was not necessary.

Adjournment of Meeting
There being no further business, the chair adjourned the meeting at 8:15 p.m.