Minutes
Annual General Meeting of HCECC626
Monday, June 17, 2019

Start Time 7:00 p.m. Location: Holy Cross Church

Present: Directors Colin Watson (#25),
         Director Michael Vincent (#9)
         Director Wayne Casidy (8)

Owners of #s 8, 9, 10, 17, 18, 19, 22, 25, 26, 27, 33, 41.

Owners (not living on the street) # 43 (Mike King)

Proxies received from #s 7 (Lize), 16 (Perko), 21 (Grigor), #28 Castrillon, # 45 (King)

For the purpose of conducting this meeting according to the bylaws, Michael Vincent agreed to act as chair and Colin Watson agreed to act as secretary.

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 – 11 homeowners plus 5 proxies.
Quorum for the association is homeowners from 10 units in the development.

Approval of Minutes of AGM 2018
The minutes of the 2018 AGM were approved as written.
Mover Jane Watson, Seconder Colleen Peters Motion carried.

Report of Board
Michael Vincent reported on what the board had accomplished over the past year.

Our contractor, The Gardener, did a good job in removing snow and salting road.
Problems arose with vehicles parking on street and with residents shovelling their snow onto the road. As a result, sometimes the road was not cleared of snow as well as it could have been, and the number of parking spots were sometimes reduced. In addition, the adverse weather last winter caused the snow thrown onto the road to freeze making it hard to remove.

The parking authority continues to monitor visitor parking.
Two status certificates were issued for home sales during the year.

The board also posted documents on the website for transparency and kept owner and tenant information up to date.

As required by a new law passed in November of 2017, the board registered our condo association with the Condominium Authority of Ontario (CAO) and paid dues.

As required by *The Condominium Act*, the board has had the financial statement for 2018-2019 audited, kept owners and tenant information up to date, organized the AGM, and distributed financial statements and proxies.

**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, 2018 to February 28, 2019 are accurate. The auditor’s report was distributed by mail or hand delivered before the meeting and is on the website. Colin Watson reviewed the highlights of the report.

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, Seconder Susan McKay Motion Carried.

**Aesthetics Committee**
The Aesthetics Committee role is to ensure the original design of the front of our properties is maintained. This includes landscaping, bushes, trees, and exterior colours.

Members of the committee are Suzanne McKay, Colleen Peters-Vincent, Joe Pignataro, Rudy Bossio, and Jean Taylor.

Residents and owners were reminded that sketches of projects that change the appearance of the front of their property should be submitted to the committee for approval.

**Duties of the Directors**
Wayne Cassidy outlined the duties of a director of the board. It was pointed out that new condominium legislation requires all directors to take an online course on the responsibilities of being a director. The course takes about eight hours to complete.
To date, all directors have completed this course.

**Election for Position of Board Directors (3-year term)**

As no one else has put their name forward to sit on the board, Michael Vincent’s three-year term was confirmed by acclamation.

**Other Business**

**House Paint**

Residents were reminded about the colour charts for each residence that are posted on the hcecc626.com website.

**Overhanging Parking Spots**

It was pointed out that cars parking in the street’s parking places often park incorrectly and overlap residents’ driveways making it difficult for the owners to exit their properties.

The board was asked draft a note for residents to put notes on the offending cars asking the drivers to be more careful when parking.

**Speeding on the Street**

Residents were again asked to be careful with speeding on the street as there are a number of small children living there. It was suggested that the “Watch for Children” sign be replaced as it is faded.

**Rodents**

The properties close to the Pizza parlor have experienced a rodent problem due to the garbage disposal poor practices. In addition, there is a dead tree on the commercial property. Wayne Cassidy to draft a note to the property management company to address the issues.

**Adjournment of Meeting**

The meeting was adjourned at 7:40 p.m. Mover Rudy Bossio  Seconder Al Romano Motion carried.