

H.C.C.C. #92

SEMI ANNUAL MEETING

Thursday December 13, 2018

Pursuant to Article III (2) of By-Law No 1, HCCC - #92, notice is hereby given for the Semi Annual General Meeting at 6:30 pm on Thursday December 13, 2018 in the Common Room of 64 Cumberland Drive, Dartmouth, Nova Scotia.

AGENDA

1. Introductory Remarks
 - a. Members Present
 - b. Proof of Notice for Meeting
 - c. Declaration of Quorum**
 - d. Meeting Time Change

- Reports
 - a. Financial Report - Reserve Fund Study
 - b. Budget for Fiscal Year 2019 – *Ernie Alward*
 - c. Maintenance Report – Steve Cooper**

2. Outstanding Issues
 - a. Cannabis Act: 2018
 - b. Visitations of Dogs
 - c. Board Elections
 - d. Noise Complaint

Owners are reminded that the monthly maintenance fee, effective January 1, 2019, will increase to \$260.00. All cheques must be in the possession of the Treasurer by December 15, 2018.

If you are unable to attend the meeting, but wish to be represented, please complete and sign an Appointment of Proxy form to be returned to the President or any Board member prior to the start of the meeting. All blank proxy forms can be obtained from the Secretary, Joan Clark in unit 405 or in the Common Room.

CONDOMINIUM CORPORATION 92

SEMI ANNUAL MEETING

THURSDAY DECEMBER 13, 2018

BOARD ATTENDEES

Greg Browning – President
Ernie Alward - Vice/President, Treasurer
Steve Cooper - Maintenance
Pete Padfield – Member at Large
Bill Oliver – Building Manager

OWNERS PRESENT

Harold Holler	102
Steve Cooper	103
Stephen Cooper/Heather Nunn	105
Ernie Alward	107
Linda Sancton	108
Lori Clearwater	109
Dave Crowell/Karen Cooper	110
Catherine Cox	202
Greg/Deb Browning	203
Joyce\Hopkins	209
Anne MacPhee	210

Jackie Barkhouse	302
Mike/Marilyn Dawdy	303
Bill Oliver	304
Christine Condran	305
Beverley Laidlaw	309
Ralph/Gerine Ball	310
Shirley Gannon	404
Joan Clark	405
Carl/Helen Perry	406
Carol Marie Bent	409
Pete Padfield	410

INTRODUCTION REMARKS;

The President called the meeting to order at 6.30p.m, welcomed everyone and declared a quorum of owners present.

FINANCIAL REPORT – RESERVE FUND STUDY

The Treasurer presented the Operating Budget for the year Jan to Dec 2019. And reviewed the expenses with the owners and explained the Corporation is financially health with no outstanding debts or condo fees.

A Reserve fund study is required in 2019 at an approximate cost of \$6,000.00. A motion was made to approve the last semi-annual financial report on December 14, 2017. The annual audit of 2017 was also approved

Condo Fees for 2019 were set at \$260.00 per month. As present at the semi-annual meeting on December of 2017.

SUPERINTENDENT'S REPORT.

Due to winter highwinds resulting in replacement of shingles and vent Covers replaced at a cost of \$1700.00.

Owners finding ants in their units should report this to the Super. Dryer vents have been cleaned.

Windows on the 2nd, 3rd and 4th floors are expected to be cleaned in JUNE. Windows on the 1st floor are the responsibility of the occupants.

Storage; Owners are reminded and/or advised that the torage area on each floor is only for the use of owners on the respective floor. If stored items are no long needed, please dispose of them as soon as possible, to make more space. The first floor storage next to the elevator is for condo use only. The Outside storage area is for equipment owned by the condo corporation. Personal items may not be stored in the outside storage area.

WATER HEATERS;

If any owners requires a new water heater, contact Ernie he may be able to a better price with a quantity order.

NEW BUSINESS

Cannabis. IAW, the Cannabis Act 2017, a Condo Corp has the authority to prohibit the smoking or cultivation of cannabis on the property of the Corporation without amending the Declaration or By-Laws.

Dogs; IAW By-laws, article 10, the Board of Directors may allow the visitation of dogs within the units ay HCC 92. The following guidelines should be adopted. \Unit owners are responsible for noise abatement, cleaning of any and all mess caused by the dog any wherein the building or on the property.

The visit is only authorized for day time, absolutely no overnight visits.

	A	B	C	E	G	I	K
1	HCCC #92- OPERATING BUDGET/FISCAL YEAR JAN. TO DEC. 2019						
3	Account			2017	2018	2018	2019
4	Number			Actual	YTD	Projected	Projected
5			Revenue		2017-11-20		Budget
6	4050		Common Fee	112,320.00	102,960.00	112,320.00	121,680.00
7	4020		Interest Income	4,053.33	-	-	-
8	4200		Other Income	39.00	125.00	125.00	100.00
9			Total Revenue	116,412.33	103,085.00	112,445.00	121,780.00
11			Expenses/ Administration				
12	5030		Audit	3,099.25	3,162.50	3,162.50	3,200.00
13	5035		Professional	-	-	-	-
14	5090		Dues/Fees	-	-	-	300.00
15	5070		Bank Charges	282.63	205.88	250.00	300.00
16	5010		Insurance	8,090.63	6,142.75	8,000.00	8,300.00
17	5021		Bookkeeping	5,100.00	4,950.00	5,400.00	5,400.00
18	5620		Miscellaneous	425.09	-	-	100.00
19	5050		Office Expense	751.54	967.47	1,000.00	1,000.00
20			Subtotal Administration	\$17,749.14	\$15,428.60	\$17,812.50	\$18,600.00
22			Operating- Maintenance Costs				
23	5595		Cleaning	5,625.00	4,950.00	5,625.00	5,400.00
24	5590		Cleaning Supplies	345.84	54.70	100.00	300.00
25	5450		Doors/Locks/Windows	889.37	591.09	600.00	1,000.00
26	5420		Electrical Repair	434.02	22.95	50.00	300.00
27	5540		Elevator Service/Monitoring	4,518.25	5,072.04	5,200.00	5,500.00
28	5640		Fire Alarm/Sprinkler Systems	1,600.80	822.25	900.00	1,000.00
29	5410		General Repair	5,318.06	4,423.48	4,500.00	4,000.00
30	5500		Snow Removal	2,869.02	7,521.00	8,900.00	5,796.00
31	5491		Landscape- Regular Maintenance	5,395.31	4,205.00	4,205.00	5,500.00
32	5060		Miscellaneous Supplies	85.62	62.37	62.37	100.00
33	5560		Parking Area	-	-	-	50.00
34	5460		Painting	2,650.00	-	-	400.00
35	5435		Pest Control	345.00	345.00	345.00	400.00
36	5440		Plumbing Repairs	-	-	-	300.00
37	5550		Carpet Cleaning	-	725.42	725.42	-
38			Subtotal Maintenance Costs	\$ 30,076.29	\$ 28,795.30	\$ 31,212.79	\$ 30,046.00
40			Fixed Operating Costs				
41	5720		Electrical Power	8,928.43	7,651.23	10,000.00	10,000.00
42	5730		Water/Sewage	15,804.94	10,800.85	14,000.00	15,000.00
43	5630		Contingency Reserve	1,200.00	1,100.00	1,200.00	1,200.00
44	5730		Replacement Reserve Expense	40,008.00	36,674.00	40,008.00	40,000.00
45			Subtotal Fixed Operating Costs	\$65,941.37	\$56,226.08	\$65,208.00	\$66,200.00
47			Subtotal Operating	\$96,017.66	\$85,021.38	\$96,420.79	\$96,246.00
48			Total Expenses	\$113,766.80	\$100,449.98	\$114,233.29	\$114,846.00
49			Surplus (Loss)	\$2,645.53	\$2,635.02	-\$1,788.29	\$6,934.00

DECEMBER 1, 2018

NOTICE

Effective immediately, there will be no Smoking or cultivating of CANNABIS allowed, anywhere in the units, or on the property of 64 Cumberland Drive.

Building General Manager

In consultation with the

Board of Directors.