

H.C.C.C. #92

GENERAL MEETING

Thursday, December 5th 2019 @ 7:00 pm

Pursuant to Article III (2) of By-Law No 1, HCCC - #92 notices is hereby given for the General Meeting of members of HCCC #92, to be held at 7:00 p.m. on Thursday, December 5, 2019 in the Common Room of 64 Cumberland Drive, Dartmouth, Nova Scotia.

PRESIDENTS STATEMENT.

The new way of conducting meetings is as follows. If there is a question from the floor, it will be addressed by the Board Member responsible for the subject matter, example, if pertaining to finances then Ernie and only Ernie will respond. There is no requirement for other Board Members or owners to join in until the matter has been answered to the satisfaction of who initiated the topic. Be assured that all owners have the right to ask any question but it must be in a manner to establish a sense of decorum and protocol for this and future meetings. I thank you in advance for your cooperation.

AGENDA

1. Introductory Remarks
 - a. Members Present
 - b. Proof of Notice for Meeting
 - ✓c. Declaration of Quorum

2. Reports
 - a. Financial Report – Ernie Alward
 - c. Maintenance Report – Dave Crowell

3. Approval of Minutes
 - a. Annual Meeting June 27, 2019

4. New Business/Other Business

If you are unable to attend the General 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. A **blank Proxy form can be obtained from the Secretary, Joan Clark in Unit 405 or in Common Room.**

Bill Oliver 24 Nov 19

Signature: President Bill Oliver Date

HALIFAX CONDOMINIUM CORPORATION 92
ANNUAL MEETING
JUNE 27TH. 2019

Board Attendees

Ernie Alward..... Vice-Pres, Treasurer
Steve Cooper..... Maintenance
Peter Padfield..... Member at Large

Owners Present

Holler	102	Cooper	103
Nunn	105	Alward	107
Sancton (proxy)	108	Clearwater	109
Crowell	110	Lovett	203
Hagen	205	Jacquemin (proxy)	206
Flint	207	Hopkins	209
MacPhee	210	Barkhouse	302
Dawdy	303	Condran (proxy)	305
Angus	306	Laidlaw	309
Ball	310	D. Abbott	401
Nguyen	402	Evans	403
Gannon	404	Clark (proxy)	405
Perry	406	Bent (proxy)	409
Padfield	410	B. Abbott	204
Cox	202	{ proxy }	

Owners not in Attendance

Holmes	104	Gillis	106
Marshall	201	Comeau	208
Moses	301	Dyson	307
Roche	308	Smith	407
MacDonald	408		

Introduction Remarks:

Vice-President call the meeting to order at 7:10 pm. Welcomed everyone and declared a quorum of owners present. The Vice-Pres took the minutes as Secretary was not well.

Introduced two new owners to the building

Wayne and Helen Lovett...203

Cliff and Sherri Flint.....207

Treasurers Reports:

Asked for approval of Minutes of Semi-Annual Meeting of Dec 13th. 2018

Approved

Reserve Fund Study completed at a cost of \$6842.40. Funds required in reserve at end of 2018 \$312,626.00
Anticipated work this summer (2019) will be parking lot repairs, front entrance wheel chair ramp and re-painting of parking lot lines.

Annual Audit 2018

completed by Baker TillyInc

cost of audit \$3243.00. Corporate income tax filed with

Revenue Canada. Excess revenue over expenses.....37,812.00

Budget tracked as anticipated except over budget by \$3919.00

Due to unforeseen repairs and maintenance.

Two GIC,s for \$100,000.00 each drawing interest at 2.57% and the other at 2.56%.

Bank Balance end of May 2019.....348,668.17

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Largest yearly expenses..NS Power.....10,000.00

	Halifax Water.....	14,500.00
	Snow removal.....	6,000.00
	Landscaping.....	4,200.00
	Total.....	74,700.00
Income	260.00x39x12.....	121,680.00
Balance.....		46,980.00
	to cover other expenses....insurance..	12,460.00
	elevator....	4,000.00
	vents.....	1569.00
	audit.....	3243.00

Other small expenses to numerous to list plus any emergency call for sprinkler system, power, plumbing etc.

Direct Deposit Condo Fees

Effective January 1st 2020 condo fee will revert to direct deposit rather than by cheque. The Treasurer will require a **voided cheque** from all owners, as well you will be required to sign a statement authorizing the withdrawal from your account. Will be in touch with all owners at a later date to sign said document.

Maintenance Report:

Steve Cooper-

- 1....Have done extensive trimming of the large shrubs on side of building, will be trimmed similar to other shrubbery on the lot.
- 2....Leaves in the fall appear to be an issue, as there is no plan at present to clean them up. It is felt that the condo should have a plan in place to address this problem every fall.

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- 3.... Labeling is required on some of the garbage containers.
- 4....Bark mulch is required on some of the smaller garden
- 5....Green bins required cleaning, maggots present.
- 6....Grass cutters are blowing grass onto the windows of #109.
they will be notified to correct same.
- 7....Balcony floor of #205 requires stain since the outdoor carpet was lifted. Condo will purchase stain and notify owner when we have it.

General Manager's Report

Bill Oliver-

- 1...Door closers. IAW Fire Regulations, all building doors must close on their own, please let the closers do their function.
- 2...Parking Lot repairs, lines and numbers will be carried out shortly. When notified all vehicles will have to be off the lot for a minimum of three hours. Further, so as to not crowd your neighbor please park within your lines The board realizes that parking is tight, however, the spacing is no different than most parking lots in the city.
- 3...Storage areas on each floor are beginning to become over crowded, please clear out any items that you can store in your unit.
- 4...Ant Problems, please contact Bill #304 if your unit has to be sprayed inside you must vacate unit for three hours.
- 5...Window cleaning will take place in July, notice will be posted on exit doors as to date and time.
- 6...Fiber op may be installed in the near future, you are not obligated to have it installed in your unit.

Board of Directors

Due to all present board members having served longer than three years it was suggested last year that elections be held for a new Board of Directors.

Those presently on the Board could volunteer again and also any other may be nominated from the floor

Six owners put their name forward to serve on the new Board.

The voting was carried out by ballot. The names of those elected are as follows:

Ernie Alward

Bill Oliver

Joan Clark

Dave Crowell

Peter Padfield

The directors will meet within a day or two to decide what position they will hold on the new Board of Directors for HCCC92.

There being no further discussions, the chair called for a motion to adjourn

A handwritten signature in black ink, appearing to read 'E.F. Alward', written over a horizontal line.

E.F. Alward. Vice-President

HCCC92

Meeting of Board of Directors

July 1st. 2019

Meeting was held at 4:30 on July 1st 2019 to discuss and appoint board members to the positions requires under the Declaration of HCCC92.

The Board members elected by the owners at the Annual Meeting on June 27th. 2019 are selected for the following positions:

President: Bill Oliver #304

Vice-President and Maintenance: Dave Crowell #110

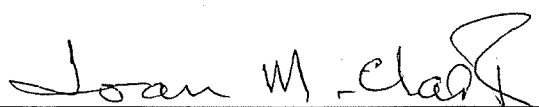
Joan Clark: Secretary #405

Ernie Alward: Treasurer #404

Peter Padfield: Member at Large #410

1. Leaves, Bill will look at getting a quote to clean up leaves at least twice in the fall. Or possible self help.
2. Dave will check into cleaning of garbage bins
3. Bill will notify mowers re: grass on windows unit 109
4. Ernie will purchase stain for balcony #205
5. Joan will pass note to owners re: storage areas, clean up

Next meeting of Board will be held on Thursday Aug 1st. 7pm

 Secretary

Joan Clark