

SEMI-ANNUAL GENERAL MEETING

Halifax Condominium Corporation 92
64 Cumberland Drive
Dartmouth, NS B2V 2C7

June 7, 2022

Board Members Present:

Steve Cooper, President
Pete Padfield, Vice-President & Maintenance
Ernie Alward, Treasurer

Deanna Wentzell, Secretary
Charlene Brannen, Member-at-Large
Greg Decker, Member-at-Large

A list of owners present at the meeting as well as Board Members and their duties are listed at the end of the minutes.

The President called the meeting to order at 7 p.m. He welcomed everyone and declared a quorum of owners present. He then introduced the Board members.

The minutes of the previous AGM (December 5, 2019) have been approved. Motion to approve: Pete Padfield; seconded by Marilyn Dawdy. All in favor.

Committee Reports:

Steve discussed gardening and informed us the weeding has been done by himself, Heather Nunn, David Crowell and Karen Cooper. We are now ready to order bark mulch.

Pete welcomed the new owners since the last AGM: Charlene Brannen, Greg Decker, Hazel Matheson, Jessie Mitchell, Richard Moses, Craig & Julie Spicer, Deanna Wentzell, Alan & Jody Garner and Jolene Cockaday.

Pete also informed us of condo owners who have passed: Harold Holler, Bill Oliver, Ralph Ball and Carol Bent. Joan Clarke has moved to Ontario to be closer to family.

Ernie discussed the Auditor's Report for December 31, 2021 which was given to all owners last month:

Reserve fund contributions	\$40,000
Recommended balance in reserve	\$345,525
Actual Balance	\$399,343
Surplus	\$53,818
Revenue over Expenses	\$32,492

We are looking at replacing eavestroughs and soffits this year prior to the Reserve Fund Study, which is due in 2023.

The parking lot is getting close to needing repair (possibly next year). Ernie mentioned our balconies would be the first thing the Reserve Fund Study committee would want to see, which could be quite expensive if we needed to replace them.

Ernie made a motion that the audit for 2021 be approved. Motion made by Steve Cooper; seconded by Pete Padfield. He also recommends that Baker Tilley continue to be our auditors for 2022. Motion made by Wayne Lovett; seconded by Jackie Barkhouse. Ernie commented that the accounts are healthy, and we have approximately \$390,000. We recently invested \$100,000 in a 1-year GIC at 2.8%.

Ernie commented that the upkeep of the building and grounds will increase as our volunteers are getting older and may find it difficult to keep up with gardening.

Wayne Lovett (203) asked if the land at the corner of Colby and Cumberland belongs to us. Steve said they went to the Registry of Deeds twice to have it looked at. We actually own along the tree line all the way to the road.

Barry Abbott (204) suggested with these upcoming expenses that we could increase the condo fee now to have the money when we need it. Ernie hadn't planned to but will consider it.

Pete mentioned that we're trying to keep up with building maintenance and commented that we're very grateful that David Crowell (past President) had been helpful while he was on the Board, and he is still involved with some maintenance. Pete mentioned contractors are extremely busy or shorthanded which causes delays. He's been trying to get the dryer vents cleaned out, as it hasn't been done since 2020. We're on the list, and hopefully they'll be here within 5 weeks. Also, we've been trying to get our new roof inspected by Leverman. We have to wait them out, as we don't want another company on our roof as it may void our warranty with Leverman.

Windows will be cleaned this year, and we're considering cleaning the carpets in the common areas, stairs and landings. We still have one outstanding window issue that needs replacing as the seal is gone. Otis inspects our elevator regularly as we are on a renewable contract. We've had another leak in the sprinkler system which we found before the Fire Department.

Hazel Matheson (102) hears the compressor-running more than usual. Hazel will inform us if she finds the compressor is running all day or night. Pete said the problem occurs when it is running too much.—He believes this was caused by a leak in the pipe in the attic which has been repaired

Pete mentioned for us to be conscientious of putting organic waste in the green bins. Please wrap your waste food in newspaper or boxboard as maggots and ants will be arriving soon with the hot weather.

Pete asked people to not force the fire doors shut between floors. The doors are meant to close behind you in case of fire. Forcing them shut causes excess pressure and oil will start running down the door.

Pete is reminding people whose water tanks need replacing. You should change it when the warranty is over, usually 6-8 years. If your tank leaks, you are responsible for the clean-up in the unit below you.

Pete reminded people when you shut your windows, lock them. This keeps the window in the correct shape. Do not force the window to close, as it will strip the cogs. Turn the handle to bring the window in close, pull the lever down and that should draw the window in the final ½" or so.

Ernie ordered a bench from Lake City Woodworkers to honour Bill Oliver. The bench is made entirely from recycled plastic bags and was paid for from our recyclables. We will have a small plaque engraved on it to commemorate Bill. The bench will be placed on the front doorstep.

Gernie Ball (310) explained she had furniture delivered last week and needed her front door removed to get the furniture in. This is something that Bill Oliver would have helped with in the past. She wanted to know who takes care of maintenance to deal with situations like this. Barry Abbott (204) asked if we had a handyman on call. (We have a list of services posted on our bulletin board)

Greg Decker gave an update on lawn care. Rock Solid are here every other week mowing, etc. Greg will try to give everyone notice who parks in the back row in case they want to move their vehicle. We have quotes for mulching, and we're going with Brent's Landscaping. We have a few bad potholes in our lot and Rock Solid will give us a quote on patching them.

Lori Clearwater (109) asked that we inform Rock Solid not to shoot the grass clippings on her window. They can guide the blower in another direction. Greg will discuss this with them.

Several locations with wasps/hornets have been sighted near 402, 405 and 102 to name a few. A pest company is coming June 8 to inspect. We also want spraying done to keep the ants outside the building.

Charlene Brannen told the owners of a new Fire Safety Plan Box that's been installed in the front foyer. The Fire Safety Officer with HRM suggested we have this in a multi-unit building. Inside the box will be a list of people who need assistance getting out of their units in case of an emergency, as well as a list of pets needing to be evacuated. Charlene will be going door-to-door with her list to ensure she has everyone's names accounted for who need assistance. Ernie reminded people the elevator is not an option in an emergency.

Charlene is also the contact person for cleaning issues. You may contact her if you notice any concerns on your floor that need addressing. Also, she is in charge of parking lot issues.

It was mentioned that some persons do not hear the fire alarm. They wanted to know if we still had people on each floor to knock on doors in case of an emergency. (We currently had a list of a person responsible for each floor. We need to verify names for each floor.)

Old Business

Making HCCC92 a non-smoking building; current owners would be grandfathered. David Crowell commented that a few summers ago we took a petition around to all owners for signature on 3 items: (1) making HCCC92 a non-smoking building; (2) one owner could own only 2 units – the one they live in and one they rent; and (3) making HCCC92 an over-55 age building.

We found out we couldn't make our building an over-55 age building, so that amendment was whited out. We realized this after we had signatures. Some owners thought this wasn't legal any longer as we had deleted one of the amendments. Eventually the entire petition got scrapped.

The Board will discuss on how to move forward with this. Ernie didn't feel there were many smokers left anymore, and this may be a waste of time.

The topic of marijuana smoking comes up frequently. If we can narrow down who it is we will knock on their door and tell them to stop. A second complaint requires a letter from the President. Some people are smoking marijuana outside off property, but the intake still brings the odor into the building on all floors.

It was asked if dogs were still allowed daily visits. Dogs can visit but cannot stay overnight.

The Mormon church fence is still down. Steve had contacted Richard Moses who holds a position in that church. He will contact him again to find out the progress. Greg said he saw a company taking pictures of the downed fence, so maybe that's a good sign.

David had a quote from last year regarding automatic door openers: \$5,000 just for the main door, plus the electrician's cost to wire it from our panel. It may be close to \$10,000 to do both doors with a wireless button on the outside and inside. The issue with this is security, unless all owners had a key fob to open/close the doors. The Board will get some quotes and inform folks.

There were a few people parking in Visitor parking, but they have since been moved into the main lot. As of October 1, 2021, anyone requiring a second spot will pay \$25/month. Anyone with 2 spots now are grandfathered. Anyone without a vehicle is not issued a parking spot. If you sell your condo, a parking spot will go with it.

If you want future correspondence by email, please inform Deanna. Paper copies will still be given to anyone as well.

David mentioned the back door to the garden shed has been left unlocked, and he was wondering if there has been a policy change. Everyone needs to be conscientious to keep the door locked at all times.

Ernie commented that the back door was binding at the bottom, and Lahey Glass will raise the door slightly. The seal is loose, so they will re-anchor that again. These issues have happened because people jam the doors open with a wedge while moving furniture, etc. Lahey Glass are changing the hinges to piano hinges (one full piece that goes from top to bottom).

Jackie Barkhouse (302) mentions she hears a dull noise. Steve said it was a compression pump, which is bolted to the floor.

A person who is due for a new hot water tank wonders if she could put in on-demand hot water. Steve said it takes 50 amps of wattage to draw.

Wayne Lovett (203) asked if we could get the garbage trucks to arrive later than 7 a.m. The Board will follow up to the company to ensure they don't come in before 7 a.m.

Joyce Hopkins (209) asked if the board would follow up on getting the door to the garbage can greased as it is difficult to pull open.

Motion for adjournment: Pete moved that the meeting be adjourned at 8 p.m.; Hazel seconded. All in favour.

The next semi-annual meeting is scheduled for December 1, 2022, 7 p.m.



Deanna J. Wentzell
Secretary

November 9, 2022

Date

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Board Attendees:

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Pete Padfield, Vice-President & Maintenance
Ernie Alward, Treasurer

Deanna Wentzell, Secretary
Charlene Brannen, Member-at-Large
Greg Decker, Member-at-Large

Owners Present:

Hazel Matheson (102)
Stephen Cooper (103)
Ernie Alward (107)
Lori Clearwater (109)
David Crowell (110)
Catherine Cox (202)
Wayne Lovett (203)
Barry Abbott (204)
Greg Decker (205)
Linda Comeau (208)
Joyce Hopkins (209)
Anne MacPhee (210)

Jackie Barkhouse (302)
Marilyn Dawdy (303)
Bob Angus (306)
Hilda Roche (308)
Bev Laidlaw (309)
Gernie Ball (310)
Deanna Wentzell (401)
Shirley Alward (404) (proxy)
Charlene Brannen (405)
Carl Perry (406) (proxy)
Peter Padfield (410)

Owners Not in Attendance:

Jessie Mitchell (104)
Alan & Joy Garner (105)
Steve Gilliss (106)
Craig & Julie Spicer (108)
Heather Cowan/Deborah Marshall (201)
Valerie Jacquemin (206)
Cliff & Sherri Flint (207)
Stacey Moses (301)

Jolene Cockaday (304)
Christine Condran (305)
Mark Dyson (307)
Phuong Nguyen (402)
Doris Evans (403)
Churchill Smith (407)
Frank MacDonald (408)
Richard Moses (409)

Board of Directors and their Duties:

Steve Cooper, President
Pete Padfield, Vice-President & Maintenance
Ernie Alward, Treasurer
Deanna Wentzell, Secretary
Charlene Brannen, Member-at-Large and Parking Lot Allocation
Greg Decker, Member-at-Large