

SEMI-ANNUAL GENERAL MEETING

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

December 1, 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 7:05 p.m. He welcomed everyone and declared we did not have a quorum of owners present, so no voting tonight. Ernie stated we could still vote on non-monetary items, if required.

The minutes of the previous AGM (June 7, 2022) have been approved. Motion to approve: Wayne Lovett; seconded by Joyce Hopkins. All in favor.

Correspondence:

Business arriving from Correspondence: None

Committee Reports:

Vice-President's Report (Pete):

Pete welcomed new owners since the last AGM: Sandra and Glenn Yetman (201). There will be a new tenant in 104 moving in December. Yvette Fancy (408) has moved, and the unit is empty at this time.

Pete also informed us that Hilda Roach (308) passed away. A new owner has purchased her unit and moves in January 19.

Pete wanted us to recognize Steve Cooper, Heather Nunn, Dave Crowell and Karen Cooper for updating our lobby, common room plus all the gardening they do.

Treasurer's Report (Ernie):

Ernie discussed the finances: We have assets in the bank of \$283,729. We have a GIC for \$100,000 due to mature this Spring 2023. We have \$5,500 in the contingency fund and \$500 in petty cash for a total of \$389,904.16. Financially we are in fairly good shape.

Snow removal this year will be \$13,500 for the two buildings (our share is 56% - \$7,500). We have no liabilities. Coming up in the budget, the electrical will increase \$2,000 for the year and water has increased \$3,500 for the year. Condo fees will remain the same until we get a better look at it in the new year.

Building Report (Pete):

The lamppost has broken near the rear door, and we are having difficulty getting a replacement part. We may need to install a new pole. Window cleaning will be put off until next Spring at which time the first-floor windows will also be done. The cleaners will also do the living room windows which are on balconies, which we haven't done in the past.

We've had water problems for some time at the north end of the building. We will now hire a brick-laying specialist to inspect the issue and try to solve the problem.

Karen Cooper (110) mentioned the brush on the sidewalk by visitor parking is getting very bushy and requires trimming back.

Grounds (Greg):

Nothing to report

Fire Alarms (Charlene):

Charlene reiterated the purpose of the Fire Safety Plan Box. She explained that its purpose is to list names of people (and any pets) who require the Fire Department's assistance in case of an emergency.

There have been past issues of people not hearing the fire alarm. The alarm cannot be made any louder. We discussed having a few wardens on each floor to knock on doors to ensure all are aware they need to evacuate. Karen suggested having a checklist in the foyer where we can make a notation of the people who have exited the building. Hazel Matheson (102) suggested someone ring the buzzers to alert owners as a back-up.

The following people have volunteered to knock on doors when the alarm rings:

Floor	Warden
1	Steve
2	Sandra
3	?
4	Deanna, Ernie

We may use the back corner where the bench is as a muster station. Muster cannot be inside the foyer or on the front doorsteps.

Parking Lot (Charlene):

Charlene explained we have 6 units who don't require a vehicle, but we still hold a spot for them in case they do acquire a vehicle. If you have mobility issues, let Charlene know, and she may be able to move your parking spot closer to the front door.

Old Business (Steve):

Changing HCCC92 to a Non-Smoking Building

The Board has discussed whether smoking will continue to be allowed inside units. Greg has done extensive legal research, and as of now we don't have anything written into our Constitution and Bylaws stating you can't smoke. Steve has also done research along with Heather and Karen with another

corporation which had successfully changed to a non-smoking building. Steve has the correspondence required on how to move forward.

Greg will prepare the paperwork which will then be slipped under owners' doors for their perusal. We will then need to have an 80% vote of positivity. Any smokers who live here now will be grandfathered as of the date the document is signed. This also means any owners who live here now who may decide to start smoking are grandfathered as well. All owners have 15 days to comment.

Wayne Lovett (203) commented that if he's smoking in his unit, the smoke will travel under the ½" gap in the door and into other units, and that's not fair to non-smokers. Steve mentioned we are required to find a smoking area for tobacco and cannabis and that area may be the bench in the far corner of our parking lot, near the Mormon Church.

Ernie stated that when our building was built, air exchangers were installed to pressurize the hallways and the purpose of the gap under each door was to blow air into the units. If you close the gap, you're defeating the purpose of walking down the hallway and not smelling people's cooking.

Steve explained to owners that we've always had the rule of no smoking on common grounds, which includes hallways, elevators, foyer, and decks.

Parking Lot Replacement: We will get quotes this Spring once we get 2 Colby on Board to share the cost.

Eavestrough: We couldn't get anybody this Fall to inspect our eavestroughs/gutters, but we will keep trying.

Roof Inspection: Leverman has been too busy to do the inspection. We will wait them out, as we may void our warranty if someone else inspects our shingles.

Steve has offered to do small jobs around the building to save the condo money. Steve will also do jobs for owners for a fee.

The swing was moved to a grassy area between both buildings. There are a few boards which require fixing and a coat of paint, which will be done next Spring.

New Business

Anne MacPhee (210) informed us a large tree near David Crowell's and Karen Cooper's unit (110) has a branch that is banging on her window when it gets really windy. Steve will investigate this.

Wayne Lovett (203) commented that the sprinkler company was very pushy about renovations he should make in his unit regarding fire safety. He asked Jason Killam from the Fire Marshall's office, and Jason said he didn't feel any of the issues brought up by the sprinkler company were valid.

The topic of having vehicle charging stations available for EV was discussed. We don't have anybody in our building now who has an EV, but it is something to think about for the future. There was debate about who pays for the installation of the charging stations.

Steve talked about designing a secure, locked website regarding HCCC 92 where owners would go for information, complaint form, etc. Steve hopes to have a website presentation ready in June for the next AGM.

Anne MacPhee (210) mentioned she had a new window installed, but her blind did not get re-installed. Steve will drop by to install the blind.

Gerine Ball (310) said her wired-in smoke detector is not working. Steve to check out.

Hazel Matheson (102) explained she has to hit the reset button every 10 hours as her smoke detector beeps. It was explained that even the wired-in detectors require a battery. Steve to check out.

Catherine Cox (202) asked if we ever considered getting a generator for power outages. Ernie explained that would be very pricey.

Damon Moses' (409) screen door has been fixed by Steve.

Joyce Hopkins (209) wanted to remind the Board of the importance of keeping the heat on in the back staircase, so her washer pipe doesn't freeze.

Ernie Alward has asked Karen Cooper to be his replacement for Treasurer, as he is resigning after 25 years as Treasurer. We thank Ernie for all his years of service. Ernie will work with Karen until she is up-to-speed on the position.

Hazel Matheson (102) asked if we were going to install a TV in the common room. Karen suggested we could make the room more functional, i.e., card night, yoga classes, movie night, etc. After much discussion, the money will possibly come from our bottle exchange fund, not condo fee money.

Wayne Lovett (203) commented our bottle collection has gone down in the last few months.

There will be no Christmas social this year, as covid is still alive and well.

Motion for Adjournment: Wayne Lovett moved that the meeting be adjourned at 8:16 pm; Joyce Hopkins seconded. All in favor.



January 17, 2023

Deanna J. Wentzell
Secretary

Date

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December 1, 2022

Board Attendees:

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

Owners Present:

Hazel Matheson (102)	Joyce Hopkins (209)
Steve Cooper (103)	Anne MacPhee (210)
Ernie Alward (107)	Marilyn Dowdy (303)
Lori Clearwater (109)	Gerine Ball (310)
Karen Cooper (110)	Deanna Wentzell (401)
Sandra Yetman (201)	Shirley Alward (404)
Catherine Cox (202)	Charlene Brannen (405)
Wayne Lovett (203)	Carl Perry (406)
Greg Decker (205)	Pete Padfield (410)
Linda Comeau (208)	

Owners Not in Attendance:

Jessie Mitchell (104)	Christine Condran (305)
Alan & Joy Garner (105)	Bob & Betty Angus (306)
Steve Gilliss (106)	Mark Dyson (307)
Craig & Julie Spicer (108)	New owner (308)closing date – Jan 19, 2023
Barry & Jo Ann Abbott (204)	Beverly Laidlaw (309)
Valerie Jacquemin (206)	Phuong Nguyen (402)
Cliff & Sherri Flint (207)	Doris Evans (403)
Stacey Moses (301)	Churchill & Olga Smith (407)
Jackie Barkhouse (302)	Frank MacDonald (408)
Jolene Cockaday (304)	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