

SEMI-ANNUAL GENERAL MEETING

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

June 18, 2024

Board Members Present:

Steve Cooper, President
David Crowell, Treasurer
Deanna Wentzell, Secretary

Cliff Flint, Member-at-Large
Charlene Brannen, 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 7:02 p.m

The minutes of the previous SAGM (December 5, 2023) have been approved. All in favour.

Correspondence:

Business arriving from Correspondence: None

Committee Reports:

President's Report (Steve):

Steve welcomed new owners since the last SAGM: Ian Curlett (106), Akif Emre & Yasmine Yalcin (403).

Treasurer's Report (David):

David discussed the latest balance sheet, ending May 31, 2024. We have \$401,290.28 in equity. This is broken down into reserve replacement of close to \$400,000 and \$900 in our contingency fund, and our chequing account is at zero again. David explained we are struggling with our monthly expenses, and we may have to raise our condo fees in 2025. The biggest expenses are insurance, N.S. Power and Halifax Water. Our building was assessed at 8.3 million a few years ago and it is now assessed at 10.5 million dollars. David will shop around for the best rate on insurance.

There have been 4 rate increases with Halifax Water since David started as Treasurer. Our rates have gone up on average 14% just on consumption, and our condo fees cover that. We have a larger population living in the building, approximately 67 people, whereas a few years ago we only had 50 people. Our consumption has gone way up. Owners should try to do what they can to use less water by using water-saving tools. Since Feb 2023, we have had a 15.4% increase in our power rates.

All our recent repairs, i.e., the steps, lights, concrete, railings came out of the reserve fund. Last December our reserve fund was \$395,000, and it is now back up to \$400,000 after spending approximately \$16,000 on the above repairs.

There have been minor rate increases in the following: alarm system monitoring, elevator services, inspections (sprinkler and fire), window washing, auditor and mowing. Meg, our accountant, has been drawing on our contingency fund to pay expenses. We've gone from \$8,000 to \$800 in our contingency.

David has offered to forward monthly balance sheets to any interested owners (David).

Maintenance (Cliff):

Cliff updated us on outdoor lighting. We installed 3 LED pot lights in the front overhang, an LED light at the back entrance, and a solar LED on the tree at the smoking bench. Finally, we installed LED floodlights for the parking lot.

We addressed the concrete deficiencies in the front and back entrances. The repaired column of brick was then re-adhered to the column and the retaining wall fixed. We used our existing railings and had them removed, sandblasted, powder coated and painted, and they turned out well. The light posts were part of this upgrade as well.

False Fire Alarm: The compressor failed and/or lost pressure. The low-pressure switch when tripped will send both an audible beep which will be heard in the front vestibule emitting from the Security panel along with a flashing light. In turn, Wilsons Security will phone members of the Board. From there a Board member will contact Turner & Stacey who will come onsite to troubleshoot and resolve.

We now have 2 official muster points: one by the smoking bench and one by the fire hydrant near 2 Colby. If there is an alarm, all owners/tenants **must** vacate the building and go to a muster point. Jolene Cockaday (304) commented she could not hear the alarm and asked if someone would phone her if there was an evacuation. Lesley Brechin (308) offered to knock on doors on the third floor. Charlene confirmed there is a list of pets in the firebox, and the firefighters will do their best to get pets out. Please **do not** lock your condo door when evacuating the building.

Dryer Vent Lines have been cleaned out.

Windows are being washed between June 19-21.

Signage: Along with the muster signs, we are also adding a 10 km/hour speed sign, a convex mirror for our tight-turning entrance and a 64 Cumberland Drive Parking Only (to be installed near visitor's parking).

Handyperson Search: We are in search of a handyperson who can do odd jobs in the common areas – so far - no luck. Phuong Nguyen (402) asked who replaced Bill Oliver as Superintendent and Steve said he replaced him.

Maintenance Report (Steve):

Parking Lot Replacement: Steve informed us that Page Realty (2 Colby owner) is getting 2 quotes as they share the parking lot with us. We already have 1 quote of \$145,000 (doesn't include curbs) for the entire lot, which would be split 55/45 with 2 Colby. The goal is to have 41-42 parking spots which are 8' wide. If we can't get it paved this year, we will get our potholes filled professionally before winter (Steve).

The ventilation system is finally complete (Steve).

Sandra Yetman (201) has a cracking window in the double pane (Steve).

Carpet cleaning needs to be done again on all floors. We may look at replacing the carpet on each floor one year at a time (Steve)

There are 2 spruce trees near the back entrance which are at the end of their life as the roots are lifting in a heavy wind. If they fall, they could damage our building or a car. We will remove the trees before hurricane season (David).

Landscaping: The weeding, building-up and bark mulching of the front/back gardens was completed this Spring by Steve & the Volunteer Garden Crew. Brent's Landscaping has been hired to do our garden trimming, weeding, pruning, edging, laying bulk mulch, etc., on the lawn facing Cumberland Drive.

Snow Removal: We have cancelled a 3-year contract (along with 2 Colby) with Ground Force after the large snowstorm in January 2024. Their trucks broke down and some trucks were sent to Cape Breton as they declared a state of emergency. Our lots didn't get plowed and both buildings were stranded for a few days. Snow removal costs \$1,400 per month (64 Cumberland only).

Parking (Charlene):

There is only 1 spot left in our parking lot, which is too small for a car. There are 4-5 owners who do not own a car but are still entitled to a spot. We would have to utilize visitor's parking if we require another parking spot. Erin Welsh (108) asked about the parking spots once the lot is done. Steve confirmed that all units will have only 1 spot moving forward; a few people are grandfathered with 2 spots which leaves us with 3 spare spots.

Amendment to Declaration and By-laws (Charlene):

Charlene Brannen (405) discussed the Declaration and Bylaws amendments, and we were successful in 3 out of 4:

Declaration Amendments:

No residential unit shall be rented for a rental period of less than one (1) month. This amendment **passed** with 84.72% in favour (requires 80% to pass).

The one amendment that **did not** pass (below) would give the Board the ability to evict a tenant if the owner is also not cooperating. This vote didn't pass as we were shy just 1 vote, however there is a similar avenue we can take which may result in the same outcome via the Condominium Registry.

(b) Pursuant to Section 44(c) and Section 44(d) of the Condominium Act, where a tenant of an owner fails to comply with the Corporation's Declaration, Bylaws or Common Element Rules the Corporation may make an application to the Director of the Residential Tenancies that may result in the eviction of the tenant.

Bylaws Amendments:

(r) At no time shall more than two (2) people per bedroom reside in a unit. A request may be made by the Board of Directors, at any time, as to the number and names of all occupants of any unit. This bylaw **passed** with 66.51% in favour (requires 60% to pass).

(s) *All occupants shall always exercise extreme care about making noise within their unit. An occupant will not permit any unusual noise or disturbance on the premises at any time that will interfere with the enjoyment of other occupants in the building and in particular will refrain from loud playing of radios, all musical instruments, television sets or other sound equipment. Noisy repairs such as carpentry shall normally be carried out on weekdays only, from 8:00 a.m. to 8:00 p.m. If work is required at other times, the Board of Directors must be consulted, and their written permission obtained.* This bylaw **passed** with a 77.11% in favour (requires 60% to pass).

Charlene will email packages to all owners with these updated amendments as well as a housekeeping memo. Steve thanked Charlene for her hard work with these amendments.

Old Business:

Hot water tanks: Most tanks were inspected when we did the sprinkler inspection. Cliff and Sherri Flint (207) just installed one for under \$1,000 and the plumber took the old tank away. You can get reimbursed for your tank if it doesn't last until the warranty is up, so check your tank sticker (Cliff).

Water shut-off valve: Contact Troy at TR Plumbing if you'd like your valve replaced for easier use (at your own expense). The Board also needs to be informed as the entire building's water must be shut off.

HCCC92 Website: Steve gave us an update on the website. There will be a public section for real estate agents and a login for owners. Our website will be a tool with valuable information for owners, i.e., projects underway and their status. There will also be a place to fill in a service request, a suggestion, questions, and a complaint form. You will also be able to read several years of SAGM minutes (Steve).

Pigeons: We've had several companies drop by with advice on eradicating pigeons from our building. The least effective is the Tangle Foot which is a sticky tackifier in our 8 triangular gables. We would have to rent a lift at about \$1500 + tax to rent the lift with the operator. Wayne Lovett (203) exclaimed the 2 Colby people need to stop feeding them. We will reach out to Hans to ask him to deal with this.

A second idea was to add more spikes to the gabled area which also would require a lift. The best idea was to close the gable with a 1/4" metal screening which costs about \$10,000. Cliff gave several DIY ideas that people can do themselves: fake owls, spinning mobiles, tinfoil wrapped around your banister, or vegetable oil.

Mike & Marilyn Dawdy (303) have netting on their deck, and it looks nice and works well. Marilyn commented that the tenants in 403 are sweeping their pigeon poop on her deck. Everyone agrees that the pigeons are worse this year than ever. The Board will investigate the cost of the mesh and inform owners (Cliff/Steve).

Replacing Braided Water Lines: Contact Troy at TR Plumbing if you'd like to get your sinks/toilets/washers done. Estimates may be \$250-\$400.

Wall cracks and painting is required in all the hallways (Steve).

Keys to Units: Marilyn Dawdy (303) asked whether owners were going to put spare keys to their units in a lock box in the utility room (for emergencies only). It was decided not to move forward with this (Steve).

At the SAGM in December 2023, Jonathan Clarke (305) proposed changing the flooring in the elevator to a hard tile product with grit. We will look into this when the carpet has worn out.

Lori Clearwater (109) still has outstanding leaks when rain is coming from the north (Steve).

New Business:

Recycling: Mike Dawdy (303) is still removing green plastic bags out of the organic bin. This should be addressed with the housekeeping memo which is coming soon.

The meeting was adjourned at 8:17 p.m.

Deanna J. Wentzell

Deanna J. Wentzell
Secretary

June xx, 2024

Date

SEMI-ANNUAL GENERAL MEETING

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

June 18, 2024

Board Attendees:

Steve Cooper, President	Cliff Flint, Member-at-Large
David Crowell, Treasurer	Charlene Brannen, Member-at-Large & Parking Lot Allocation
Deanna Wentzell, Secretary	

Owners Present:

Hazel Matheson (102)	Joyce Hopkins (209)
Steve Cooper (103)	Jackie Barkhouse (302)
Leslie Andrews (105)	Marilyn Dawdy (303)
Erin Welsh (108)	Jolene Cockaday (304)
Lori Clearwater (109)	Lesley Brechin (308)
David Crowell (110)	Bev Laidlaw (309)
Sandra Yetman (201)	Gerine Ball (310)
Catherine Cox (202)	Deanna Wentzell (401)
Wayne Lovett (203)	Phuong Nguyen (402)
Greg Decker (205)	Shirley Alward (404)
Cliff Flint (207)	Charlene Brannen (405)
Linda Comeau (208)	Helen Perry (406)

Owners Not in Attendance:

Jessie Mitchell (104)	Betty Angus (306)
Ian Curlett (106)	Mark Dyson (307)
Leonard Good & Trinelise Thonhaugen-Good (107)	Akif Emre & Yasmine Yalcin (403)
Barry Abbott (204)	Churchill & Olga Smith (407)
Valerie Jacquemin (206)	Frank MacDonald (408)
Rod & Brenda MacPhee (210)	Richard Moses (409)
Stacey Moses (301)	Terence & Jennifer Christy (410)
Jonathan Clarke (305)	

Board of Directors and their Duties:

Steve Cooper, President
David Crowell, Treasurer
Deanna Wentzell, Secretary
Cliff Flint, Member-at-Large
Charlene Brannen, Member-at-Large and Parking Lot Allocation