ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION NO. 8310969
WESTMOUNT PLACE
June 18, 2013
Held at: Kerby Centre (Lecture Room)

CALL TO ORDER:

Mona Jones, Chairman of the Board of Directors, called the meeting to order at 7:00 p.m. She welcomed all owners and thanked them for coming. As there was no objection, she appointed Hailey O'Brien to act as recording secretary. The Chairman introduced the members of the Board of Directors.

Also present was Adriana Rubio from Montgomery Ross and Associates.

PROOF OF NOTICE OF MEETING & ESTABLISHMENT OF QUORUM:

Quorum: Adriana reported that there were forty owners present, and six by proxy. Thereby the meeting had a quorum and was declared duly constituted to conduct business.

Proof of Notice: The Notice of the Annual General Meeting dated May 27, 2013 was delivered to each owner and to any registered mortgagee who had given notice of their interest to the Corporation, in compliance with the time requirements specified in the Bylaws of the Corporation. A motion was made by Suite 905 and seconded by Suite 1101 to accept the Notice of Meeting. All in favour, motion carried.

MINUTES OF THE LAST ANNUAL GENERAL MEETING

The minutes of the June 19, 2012 meeting were distributed with the Notice of Meeting. The minutes were approved on a motion by Suite 1106 and seconded by Suite 2301. All in favour, motion carried.

FINANCIAL REPORT:

The Financial Report was posted on the Corporation's website and presented at the town hall meeting. The report was accepted on a motion by Suite 904, and seconded by Suite 410. All in favour, motion carried.

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APPOINTMENT OF AUDITOR:

A motion was made by Suite 904 and seconded by Suite 410 that the appointment and remuneration of auditor for the Corporation for the ensuing fiscal year be left to the discretion of the Board. All in favour, motion carried.

REPORTS OF OFFICERS/COMMITTEES:

The Chairman thanked the social committee and the garden committee for all their hard work, and presented her report.
Richard Beale and Bob Boyd presented the Maintenance Committee's report.

ELECTION OF THE BOARD OF DIRECTORS:

The Chairman advised that it is now in order to proceed with the election of the Board of Directors. Under the provisions of the Bylaws the number of members of the Board of Directors must be not less than three (3) or more than seven (7).

The Chairman advised that the current Board resigns. Mona Jones, Richard Beale, Bob Boyd and Rick Ervin allowed their names to stand for re-election.

There being no nominations from the floor, the following owners are elected to the Board of Directors by acclamation:

Mona Jones
Richard Beale
Bob Boyd
Rick Ervin

UNFINISHED BUSINESS:

The pool is not going to be closed.

NEW BUSINESS:

Suite 905 moved that the by-law regarding pets be changed to allow pets. She gave a ten minute presentation on her motion. Suite 904 moved that Suite 904 give the presentation. Seconded by Suite 806, all in favour, motion carried.

The proposed wording of the Bylaws was available at the registration desk.

In order for the proposed motion to be given to all the owners, 75% of those owners present at

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the AGM had to support the motion. By a show of hands, 20 owners were in favour and 21 owners were against.

COMMENTS/QUESTIONS:

2203: Wants to know what is happening as far as the resident manager: he would like to see someone carry on as a resident manager. Right now he doesn't know who to go to.
- You can call Montgomery Ross, and also the front desk security. The security desk will direct your call to the appropriate people. Abba's also does in-suite calls.
- James wasn't a manager, and he wasn't a resident. His job was entirely maintenance. The management of the Corporation has been outsourced to Montgomery Ross.

1505: She called Montgomery Ross on the 22nd & 23rd of March, and her voicemail was never returned. (She spoke to Adriana in April.)

2703: There is an on-going issue on the 27th floor because all the maintenance people go through it, so it's filthy and torn up. Nobody at Montgomery Ross returns the calls, and they don't follow up when they say they'll follow up. She doesn't want any more Band-Aids on the 27th floor, she wants it to be fixed.

1505: Water leaked from the Suite above her two weeks ago. Someone responded to the emergency and she didn't know who it was, which was very upsetting.
- It was posted that Abba's was going to be the maintenance people.
She says the amount of communication from the Board is not good enough.
– February Board meeting minutes have been written and posted; May has been approved, has to be posted. They should have been up by now, apologies.
- Every call Montgomery Ross receives is written down. (The Board would like to receive a copy of the messages.)

2703: Would like to have the plumbing on the 27th floor fixed properly.

2302: Would like to make a suggestion to the Board to consider replacing the garage door that is breaking down all the time.
- It's not the door, it's the electronics. Repair of the door electronics is part of the new security system revamp. Why would you not consider getting one of the new security doors that go up and down quickly? The Board will take the suggestion. Mona: the problem with the door is that they close too fast.

2302: Some oil spills haven't been cleaned up near the P2 entrance elevator lobby.
- The Board will look into it.

2105: Requests that garbage chute areas be cleaned once a week.

1705: Are renters given any instruction as to how to get rid of their garbage? On her floor there are used Q-tips coming out of other people's garbage.
- If she can identify the suite, the Board can send a letter.

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2302: the chutes really do smell; perhaps having them repainted would help.
- There is a deodorizer mechanism in the chute itself.

2302: re reselling Suites: Can a brochure about the building be made up? Also, one of the concierges is telling people that nothing in the building is selling. The people at the front desk should be very careful about what they say.

405: Re updates on the status of the cooling system; can you tell us what we can expect in the way of performance?
- They are trying to make sure the new sump is ready before the old one is taken out. It may be shut down for one day. They are still arguing about the details, it will probably be about a month. They received some quotes that were much higher than they'd anticipated. Once the work is done, the amount of cooling won't change; in Suites the cooling Suite is probably in bad shape – they are the biggest thing effecting cooling in the suites. The sump is being replaced because it's falling apart, not to make the cooling in the building better.

2703: has any thought been put into putting money into the aesthetics of the building, especially the change rooms?
- Carpets on 3 and 4 have to be replaced, but the change rooms themselves aren't on the list at the moment. Maybe in the next budget they can make an allowance for it.
- An aesthetics committee is definitely a possibility. 2703 and 1505 would be interested. (They wouldn't have to be on the Board, but could still help. They would have to correspond with the Board, of course.) These issues are not being ignored, but they have to be prioritised. There isn't enough money to fix everything that has to be fixed.

One of the owners congratulated the Board for all their hard work.

277: Re replacing carpets on 3 and 4 – they were looking at the situation, and that was to replace the domestic water. What is happening with that?
- It's on the long term list.

2302: Some people haven't joined the Board because they aren't around, but she's sure people would be willing to be on committees.
- The Board is open to suggestions if someone wants to create a committee.

ADJOURNMENT:

The meeting adjourned at 8:25 on a motion by Suite 300, seconded by Suite 1101. All in favour, motion carried.

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