**ANNUAL GENERAL MEETING**
**CONDOMINIUM CORPORATION NO. 8310969**
**WESTMOUNT PLACE**
**April 28, 2014**
**Held at: Kerby Centre (Lecture Room)**

## CALL TO ORDER:

Mona Jones, Chairman of the Board of Directors, called the meeting to order at 7:01 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: Bob Boyd; Richard Beale; and Rick Ervin.

Also present was Christine Perrin from Montgomery Ross and Associates.

## ESTABLISHMENT OF QUORUM:

Christine reported that there were forty-two owners present, and seven by proxy. Thereby the meeting had a quorum and was declared duly constituted to conduct business.

## FINANCIAL REPORT:

The Financial Report was presented by Shahid Naqi of Shahid Naqi Professional Corporation. The report was accepted on a motion by Suite 1506 and seconded by Suite 604. All in favour, motion carried.

## APPOINTMENT OF AUDITOR:

A motion was made by Suite 410 and seconded by Suite 2302 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.

## PROOF OF NOTICE OF MEETING

The Notice of the Annual General Meeting dated April 8, 2014 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 1107 and seconded by Suite 2302 to accept the Notice of Meeting. All in favour, motion carried.

## MINUTES OF THE LAST ANNUAL GENERAL MEETING

The minutes of the June 18, 2013 meeting were distributed with the Notice of Meeting. The minutes were approved on a motion by Suite 1107 and seconded by Suite 905. All in favour, motion carried.

## REPORTS OF OFFICERS/COMMITTEES:

The Chairman thanked the committees for all their hard work and help over the past year, and presented her report.

**Questions on the Chairman's Report:**

2104/2105: Last meeting, it was proposed that the night security be given the authority to go and check unoccupied units on behalf of the whole building, in an effort to prevent flooding, etc. Is that still a possibility? –The Board has to look into the legality of it, but it could be a possibility.

2301: Are there are guidelines or minimums, for insurance purposes, for how long people can be away? –The building insurance does dictate that someone must inspect the unit regularly.

Richard Beale and Bob Boyd presented the Maintenance Committee's report.

**Questions on the Maintenance Report:**

2302: When was the last post tension report? –There was a report in June 2012, with a later report done in December 2012. Another report is planned to start in the early part of May of this year. A separate report is scheduled for the roof anchors.

2302: Was there a warranty on the new boilers? –Yes.

2105: Why are the hallways so hot? –Because the make-up air heat can only be turned down so far without turning the system off completely.

At this point the Chairman asked that questions be held until the end of the meeting.

## 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 and Bob Boyd allowed their names to stand for re-election.

Rick Ervin nominated Dan Beyaert, and Tor Cameron nominated James Owaise. There being no other nominations, the following owners were elected to the Board of Directors by acclamation:

Mona Jones
Richard Beale
Bob Boyd
Dan Beyaert

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James Owaise

**ADJOURNMENT:**

The meeting adjourned at 8:24 on a motion by Suite 1506, seconded by Suite 2302. All in favour, motion carried.

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