ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION No. 8310969 - WESTMOUNT PLACE
September 8, 2021 at 7pm
At Kerby Centre (Lecture Room)

CALL TO ORDER
Harrison Gallelli, Board President, called the meeting to order at 7:05pm. He welcomed all the owners and thanked them for coming.

Harrison introduced the other members of the Board who were present: Brenda Edwards, Rob Parry, Bob Boyd, Kathleen Dinneen and Melissa Collins.

Also present was Janan Tahir, Senior Condominium Manager from Rancho Property Management, and Paula Martin as recording secretary.

ATTENDANCE & QUORUM
Janan Tahir confirmed 23 units were represented in person and 17 units by proxy for a total of 40 units represented; quorum is 36.

PROOF OF NOTICE OF MEETING
Harrison advised the Notice of Meeting was sent digitally and by conventional mail to each owner, and any registered mortgagee who had given notice of their interest to the Corporation, on August 17, 2021 in compliance with the time requirements specified by the Condominium Act. The Notice of Meeting was accepted on a motion by Unit 2302, seconded by Unit 1505. All in favour, motion carried. Thereby the meeting was declared duly constituted to conduct business.

APPROVAL OF PREVIOUS MINUTES
The Minutes of the June 20, 2019 AGM had been distributed with the Notice of Meeting. The Minutes were approved as presented on a motion by Unit 1007, seconded by Unit 2302. All in favour, motion carried.

REPORTS
Harrison delivered the President's report. He gave a mechanical project update, reported on the project for an updated fire/automated system. The current system is from Johnson Control and is old. He reported the water problem has been isolated and hoped for fewer water shutdowns.

He gave a pool restoration update, it will be reopening this fall, things had been delayed due to covid. He thanked Kathleen for her work on the design project. Work has started on the lobby and will include fixing the air flow and heat issues. Work is to start on residential corridors. The board had hoped to finish roof work, it was also delayed due to covid. He thanked Rob for all the work done.

FINANCIAL REPORT
Rob Parry delivered the financial report. He reviewed the audited financial statement to December 31, 2020 which had been prepared by Cremers & Elliott, same as last year.

The full financial statement was projected on a screen for the attendees. He reviewed the Balance Sheet assets & liabilities, reserves & operating fund. Then the Income Statement revenue including reserves. Then the Statement of Cash Flows, showing the positive cash flow. Then he reviewed the

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statement's auditors' notes. In comparing the expenses vs budget he commented the budgeting process was pretty accurate.

The Financial Report was accepted on a motion by Unit 1505, seconded by Unit 504. All in favour, motion carried.

MAINTENANCE REPORT – Attached as Appendix I

Harrison thanked Bob for his work on the maintenance.

ELECTION OF THE BOARD OF DIRECTORS
As per the Bylaws the current Board of Directors is deemed to have resigned.

Under the provisions of the Bylaws the number of members of the Board of Directors must be not less than 3 nor more than 7.

Harrison reported all outgoing board members were letting their names stand again for the board. He called for a motion to nominate those 7 owners. It was so moved by unit 2202, seconded by unit 906. All in favour, motion carried.

Harrison asked if there were further nominations for the board. Elyte Zubis unit 901 put her name forward to serve on the board. Harrison called for any further nominations 3 times, there were none.

Harrison noted Jules was not present but had advised he will stand for re-election

On Janin's invitation Elyte came forward and told the attendees a bit about herself.

Janin explained everyone had been given a ballot when they registered. It had the names of the 7 outgoing board members running again. She asked everyone to add Elyte Zubis to the list of nominees and then asked everyone to vote, marking up to only 7 names. She then called for 2 scrutineers. The owners from unit 504 and unit 2403 volunteered as scrutineers.

The full slate of nominees is:
Bob Boyd unit 2404
Brenda Edwards unit 400
Harrison Gallelli unit 506
Jules Wilkins unit 604
Kathleen Dinneen unit 2301
Melissa Collins unit 1505
Rob Parry unit 2403
Elyte Zubis unit 901

The owners marked their ballots. The meeting was paused while the owners voted and while the ballots were collected and counted.

There were no spoiled ballots.

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Once determined Harrison asked Janan to announce the results. In no particular order she announced the incoming board to be:
Bob Boyd Unit 2404
Brenda Edwards Unit 400
Harrison Gallelli Unit 506
Melissa Collins Unit 1505
Kathleen Dinneen Unit 2301
Jules Wilkins Unit 604
Rob Parry Unit 2403

(Please see the results of the election at the end of the document)

Janan called for a motion to destroy the ballots. Unit 1007 so moved, seconded by unit 506. All in favour, motion carried.

Harrison advised the second ballot which had been given out was for the owners to vote on whether or not to keep the Shaw contract, and to vote on acceptance of the Standard Insurable Unit Description (SIUD). Harrison reviewed the details of these 2 issues.

He asked the owners to vote. The meeting continued during the voting.

APPOINTMENT OF AUDITOR
Harrison called for a motion to reappoint Cremers & Elliott as auditor for the year ending December 31, 2021. It was so moved by unit 2403, seconded by unit 2302. All in favour, motion carried.

ADJOURNMENT
Harrison advised that concluded that part of the meeting and called for a motion to adjourn. Then there would be questions and answers. It was so moved by unit 400, seconded by Unit 2403. All in favour, motion carried.

Harrison invited questions.

Unit 2302 asked about the lobby renovations; asked about the guarantee of workmanship on the pool; what are the 2021 capital improvements.
Harrison referred to the pictures displayed there, they can be put in the lobby; issues with the pool was mechanical, also the walls are not original, and there is an active lawsuit, Rob advised the upcoming capital expenditures would be paid out of the Reserve Fund but with the budgeted contributions to the Reserve Fund, the fund would remain healthy.

Unit 504 asked about the contract with Abbas, work has been pending in her bathroom since May.
Harrison advised that contract is reviewed and renewed annually, he reviewed the process if there's a problem to report, he'd follow up on the work for her unit.

Unit 301 asked about further plumbing problems.
Harrison advised they're striving to reduce incidents.

Unit 603 asked if vent stacks were cleaned out as he gets bubbles and a sour gas smell in his sink.
Harrison advised they'll look into this, to always report problems; laundry and bathroom vents had been

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cleaned but not the kitchen.

Harrison reported the results of the second vote. The owners voted to not renew the contract with Shaw so it will be cancelled at the end of its term. And the owners voted to pass the SIUD.

As there were no further questions Harrison thanked everyone for coming. The meeting was wrapped up at 8:13pm.

Election results:

Nominee	Total votes
Bob Boyd Unit 2404	37
Brenda Edwards Unit 400	35
Harrison Gallelli Unit 506	38
Melissa Collins Unit 1505	34
Kathleen Dinneen Unit 2301	37
Jules Wilkins Unit 604	24
Rob Parry Unit 2403	38
Elyte Zubis Unit 901	23

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NOTES FOR 2021 AGM MAINTENANCE PRESENTATION – APPENDIX I

- thanks to those participating in the maintenance committee Harrison, Brenda and sometimes Kathleen and of course Janan from Rancho, Robin/Patrick from Abbas and to Katharine Jones for all her help on the projects

MAINTENANCE

- as always the maintenance committee is very active addressing the many issues that always seem to exist. We meet weekly Monday afternoon and Abbas prepares a weekly report.

- a couple of years ago the board decided to categorize equipment replacement (as opposed to repair) as a reserve fund charge.

- last year we decided to continue to maintain the building in spite of COVID as no end in sight. Try to limit suite access where practical

- Harrison has led an initiative to find and repair all of the leaks in the 4th floor ceiling. This is ongoing

- we have had a project for most of the year to replace the failed PRV tree. The PRV regulates the hot water pressure in the low rise. This was completed in August

- Harrison also led an initiative to put a water resistant coating in the main mechanical rooms to better protect and contain any spills in these areas

- our parkade sweeper died last year and over the winter we tried using our parkade cleaning company to do a periodic dry sweep of the driving lanes

- we are replacing much of the horizontal cast iron drain pipe from 4 to P1 that seems to be past its best before date

INSURANCE

- knock on wood we are now two years free of claims to our insurer. However, like everyone, our insurance costs continue to skyrocket as does our deductible

- everyone needs to be aware that changes to the Act allow back charging units if they are the source of a water leak. No longer a need to declare negligence

PROJECTS CURRENT

- renovation of main floor vestibule, foyer and elevator lobby in progress. Have hired an engineering firm for HVAC issues. Also currently replacing cast iron drain lines

- residential floors in progress. Using a phased approach. Currently refinishing and painting walls, painting ceiling, painting elevator doors and metal doors. New carpet to follow.

PROJECTS FUTURE

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- remaining deck/roof repairs. Deferred due to COVID as need suite access. Unsure if we can do next year

- parkade repairs and PT cable repairs. Waiting on engineering assessment in October.

- residential balcony repairs. In planning stage. As with deck repairs may be deferred if suite access needed.

LEGAL

We are defendants in two current actions and one recently resolved.

- the case brought by Roger Lamy was recently dismissed for lack of progression by the plaintiff

- the case brought by Jim Owaise for delays in repairs to his suite is still active. However we recently had a favorable ruling that there has been lack of progression by the plaintiff.

- the case brought by Westcor over monies owed with respect to the pool project is still active. We agreed last year (and again this year) to a non-binding JDR. No date has been set and it is up to the plaintiff to progress their case.

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