ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION No. 8310969
WESTMOUNT PLACE
June 20, 2019
Held at Kerby Centre (Lecture Room)

CALL TO ORDER

Mona Jones, Chairman of the Board of Directors, called the meeting to order at 7:06 pm. She welcomed all the owners and thanked them for coming. There being no objection, she appointed Hailey O'Brien as the recording secretary. She also introduced the other members of the Board: Bob Boyd, Susannah Mason, Brenda Edwards, Rob Parry, Harrison Gallelli and Melissa Collins.

Also present was Sandra Williams of Montgomery Ross and Associates, and Tanner from Cramer and Elliot

PROOF OF NOTICE OF MEETING AND ESTABLISHMENT OF QUORUM

Quorum: Sandra Williams confirmed that there was a quorum present in person and by proxy. Thereby the meeting was declared duly constituted to conduct business.

Proof of notice: The Notice of Meeting was mailed to each owner, and any registered mortgagee who had given notice of their interest to the Corporation in compliance with the time requirements specified by the Condominium Act. The Notice of Meeting was accepted on a motion by Suite 2403, seconded by Suite 506; all in favour, motion carried.

MINUTES OF THE LAST ANNUAL GENERAL MEETING

The Minutes of the April 25, 2018 meeting were distributed with the Notice of Meeting. The Minutes were approved on a motion by Suite2403, seconded by Suite 2105. All in favour, motion carried.

FINANCIAL REPORT

The Financial Report of the 2018 audited financial statements was presented by Tanner of Cramer and Elliot. The Financial Report was accepted on a motion by Suite 507, seconded by Suite 2403. All in favour, motion carried.

Questions

Q. Suite 410: The elevator project was spread over two years, correct? Is the work done and paid for?

A. Yes, the work was done over two years. There will be more expenditure on the elevators in 2019 because the phasing of the progress payments ran into discussion, so a lot of them were not paid until 2019.

Q. Suite 410: The commercial suites were excluded from the Shaw vote, but they will be expected to pay for it. That is wrong, and the Board needs to either renegotiate with Shaw, or add commercial to the deal.

A. That will be an issue for the new Board. Would you like to be on the committee to do the final negotiations with Shaw? Yes.

Q. Suite 604: He has never received mail for Westmount, meeting notices etc. Why would that be?

A. Sandra will check that the address on file at MRA is correct. If you are not receiving mail, please check

that your mailing address with MRA is correct.

Q. Suite 1002: What happened with the elevator issues? He would like an official answer.

A. The Board cannot provide an official answer because that item is not on the AGM agenda.

Q. Suite 1002: How does he get an item on the agenda?

A. It has to be requested before the agenda is created.

Q. Suite 1002: How does he get in touch with the Board?

A. There is an option on the website ("Ask the Board") that will send an email to all the Board members. You can also send a letter, or get in touch with Sandra and she will pass the contact onto the Board.

APPOINTMENT OF AUDITOR

On a motion by Suite 1107, the appointment of the auditor for the Corporation for the 2018 fiscal year and remuneration is left to the discretion of the Board of Directors. Seconded by Suite 400, all in favour, motion carried.

REPORTS OF OFFICERS/COMMITTEES

Bob Boyd presented the maintenance committee 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. Bob Boyd, Brenda Edwards, Rob Parry, Harrison Gallelli and Melissa Collins allowed their names to stand for re-election.

The members standing for re-election were nominated on a motion by Suite 1107, seconded Suite 2105. All in favour, motion carried.

Nominations:

Kathleen Dinneen	Suite 400
Jules Wilkins	Suite 604

Nominations from the floor:

There were no nominations from the floor.

There being only seven nominations, the following owners were elected to the Board of Directors by acclamation:

Bob Boyd	Suite 2404
Brenda Edwards	Suite 400
Rob Parry	Suite 2403
Harrison Gallelli	Suite 506
Melissa Collins	Suite 1505
Kathleen Dinneen	Suite 400
Jules Wilkins	Suite 604

NEW BUSINESS

Q. Suite 1006: when the work on the elevator was put off during the discussions, the residents suffered for the whole time.

A. The reality is that you have to make an incentive so they get in, get the work done and get out. That incentive is getting paid, and the Corporation is holding back payment until everything is completed.

Q. Suite 2105: When will the mats in the elevators be taken down?

A. The buttons by the freight elevator are supposed to call just the freight elevator, but Thyssen Krupp has them calling all elevators. Until that's corrected, the mats can't be taken out of the other elevators.

Q. Suite604: Would it be possible to have the parkade door set so that it could be closed from the car instead of having to wait for it to close on its own?

A. It closes six seconds after you pass the second sensors (at the bottom of the ramp).

ADJOURNMENT

The meeting was adjourned at 8:02 pm.