ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION NO. 8310969
WESTMOUNT PLACE
April 27, 2016
Held at: Kerby Centre (Lecture Room)

CALL TO ORDER
Mona Jones, Chairman of the Board of Directors, called the meeting to order at 7:02pm. 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: Richard Beale; Bob Boyd; Jason Lei; Dan Beyaert; Lee Mills; and Reg Wambolt.

Also present was Sandra Williams of Montgomery Ross and Associates.

PROOF OF NOTICE OF MEETING AND ESTABLISHMENT OF QUORUM
Proof of notice: The Notice of Meeting was mailed 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 by the Bylaws of the Corporation. The Notice of Meeting was accepted on a motion by Suite 1007, seconded by Suite 2301; all in favour, motion carried.
Quorum: Sandra Williams confirmed that there was a quorum present at the meeting. Thereby the meeting was declared duly constituted to conduct business.

MINUTES OF THE LAST ANNUAL GENERAL MEETING
The Minutes of the April 28, 2015 meeting were distributed with the Notice of Meeting. The Minutes were approved on a motion by Suite 1705, seconded by Suite 1404; all in favour, motion carried.

FINANCIAL REPORT
The Financial Report of the 2015 audited financial statements was presented by Shahid Naqi of Shahid Naqi Professional Corporation.

APPOINTMENT OF AUDITOR
On a motion by Suite 605, the appointment of the auditor for the Corporation for the 2016 fiscal year and remuneration is left to the discretion of the Board of Directors. Seconded by Suite 2103, all in favour, motion carried.

REPORTS OF OFFICERS/COMMITTEES
Bob Boyd presented the Legal Report, the Maintenance Committee Report and the Pool Renovation Report.

Richard Beale presented the Insurance 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. Mona Jones, Richard Beale, Bob Boyd, Jason Lei, Lee Mills and Reg Wambolt allowed their names to stand for re-election.

The members standing for re-election were nominated on a motion by Suite 905, seconded Suite 2202. All in favour, motion carried.

Nominations from the floor:
Jiu Liu, Suite 2203
Daniel Gonzales, Suite 507
Susannah Mason, Suite 501

The nominees each introduced themselves to the owners and said something about themselves.

Suites 905 and 2501 volunteered to be Scrutineers.

The following owners were elected to the Board of Directors:
Mona Jones Suite 1107
Richard Beale Suit 904
Bob Boyd Suite 2404
Jason Lei Suite 605
Lee Mills Suite 2103
Jiu Liu Suite 2203
Susannah Mason Suite 501

UNFINISHED BUSINESS
Suite 905: you said you were looking at removing the night security? Was there a discussion of why the Corporation is using a security company instead of hiring a security guard directly?

- The concept is, if the building can be made adequately secure, the hours of security would be changed. Guarda is preferable because of the flexibility and that Westmount is too small an operation to manage staff, and because the Corporation does not want to have to cut back on its own people.
- Several owners wanted to keep the full-time security; many want to have a vote on the final decision. The Board will put it to a general vote.

ADJOURNMENT
The meeting was adjourned at 8:57pm on a motion by Suite 605, seconded by Suite 2103.