

**ANNUAL GENERAL MEETING MINUTES
NIAGARA NORTH CONDOMINIUM CORPORATION NO. 13
VIRTUAL MEETING THROUGH ZOOM PLATFORM
JULY 7th, 2021**

CALL TO ORDER

Neil Wachs from Shabri Properties called the meeting to order.

APPONTMENT OF CHAIRPERSON

With the consent of the meeting Neil Wachs of Shabri Properties agreed to Chair the meeting

APPOINTMENT OF SECRETARY

Neil Wachs appointed Wanda DiMarco of Shabri Properties as recording secretary for the Meeting.

APPOINTMENT OF SCRUTINEERS

Neil Wachs indicated that he and Wanda DiMarco would act as scrutineers for the meeting.

NOTICE CALLING MEETING

The Notice calling the Annual General Meeting was sent to all registered unit owners on June 18th, 2021, in accordance with the *Condominium Act*.

SCRUTINEERS' REPORT

The scrutineers reported that there were 36 units represented in person, 1 unit represented by proxy, therefore a total of 29% of the units were represented at the meeting. As the *Condominium Act* states that the required quorum for a general meeting is 25%, there therefore was a quorum.

APPROVAL OF PREVIOUS MINUTES

Neil Wachs indicated that the Minutes of the annual general meeting held on December 9th, 2020, were previously sent to all registered unit owners in accordance with the *Condominium Act*.

It was moved by Peter Teminski, seconded by Alessandro Zamai, that the Minutes of the previous Annual General Meeting held on December 9th, 2020, be accepted as circulated. **CARRIED.**

FINANCIAL REVIEW

Randy Momot of Grant Thornton presented the Audited Financial Statements for the year ending December 31st, 2020. Mr. Momot explained that the Corporation is in a very healthy standing with a surplus in the Operating fund. There were considerable savings in the maintenance and repair category with a slight overage in the pest control budget.

The Reserve expenditures included some window replacements along with new concrete walkways. Although costing approximately \$160,000.00, the Reserve fund remains in line with the engineer's recommendations with all key points being met.

Neil Wachs added that the surplus in the maintenance and repair budget is due to the lack of work completed in 2020 due to restrictions surrounding COVID-19. The overage in pest control was due to the addition of a number of bait boxes to get the rodent issues under control.

GENERAL DISCUSSION

Mark Clifford inquired if all the eavestroughs and downspouts will be re-checked if there were problems reported with several other units.

Neil Wachs explained that only the units that reported an issue will be rechecked. Mr. Wachs agreed to add Mr. Clifford's unit to the list and inform the contractor. Mr. Wachs noted that that eavestrough and downspout cleaning has been increased to twice annually instead of once annually.

Rene Zamai inquired if the trees are the issue as many of the trees have branches that overhang the eavestroughs.

Neil Wachs explained that the Arborist will only remove dead wood and trim back branches that appear to be causing damages to the structure. There are a couple of trees slated to be removed and this may alleviate some of the issues.

Richardo Pacheco inquired if gutter guards had been considered.

Neil Wachs noted that yes gutter guards are possible but very costly and this expense would have to come out of the Operating fund as it is not a Reserve fund item. An expense such as gutter guards would drain the Operating fund and would quite possibly lead to a special assessment.

Ricardo Pacheco inquired about the water issues he is having at his unit. Currently water pools in the center of his garage and is not able to drain away. There is a definite issue with the sloping.

Neil Wachs explained that an engineer has reviewed this issue at other units and it's a combination of the sloping of the driveway and the grading of the garage in conjunction with some settlement of the surrounding property. The Board is currently working with the engineers to come up with a solution.

A unit owner inquired about residents who smoke in their backyards noting that this is against the Corporation rules. A suggestion was made to send out a notice to all residents reminding them of this rule. It was noted that the issue is the multitude of cigarette butts that are discarded onto the common grounds.

Neil Wachs explained that issues, such as this one, are dealt with individually as complaints are sent into the office. Letters can be sent to any reported offending unit. It was further noted that cigarette butts are garbage and should not be discarded on any part of the grounds, either back or front.

Ricardo Pacheco inquired why his backyard grass has not been cut in several weeks.

Neil Wachs agreed to confirm with the contractor that the back grass needs to be cut. Mr. Wachs noted that the previous owner may have been on a do not cut list and again agreed to confirm with the contractor.

Alessandro Zamai inquired if the concrete walkway project was near completion. Neil Wachs noted that it was approximately one quarter complete.

ELECTION OF DIRECTORS

Neil Wachs outlined the requirements under the *Condominium Act* and the By-laws to be a Director of a Condominium Corporation and indicated that:

- Alessandro Zamai - Has two years remaining in term
- Peter Teminski - Has one year remaining in term
- Ted Oorsprong - Has one year remaining in term
- Janet Jakobsen - Term is up as of this meeting
- Rene Zamai - Term is up as of this meeting

It would therefore be necessary to elect two individuals to the Board of Directors each for a three-year term.

Rene Zamai and Janet Jakobsen have notified the Corporation of their intention to re-run for election and completed the disclosure statement.

The floor was opened for nominations. With none forthcoming, nominations were closed on a motion by Ted Oorsprong, seconded by Peter Teminski. **CARRIED.**

Neil Wachs congratulated Rene Zamai and Janet Jakobsen on their re-election to the Board of Directors by acclamation.

APPOINTMENT OF AUDITORS

Neil Wachs indicated that Corporation requires an Audit as there are more than 25 units making up the Corporation and indicated that Randy Momot had completed the recent Financial Statements.

It was moved by Alessandro Zamai, seconded by Ted Oorsprong, that Grant Thornton be appointed the auditor for the fiscal year ending December 31st, 2021. **CARRIED.**

ADJOURNMENT

There being no further business the meeting was adjourned on a motion by , seconded by .