

**ANNUAL GENERAL MEETING MINUTES  
NIAGARA NORTH CONDOMINIUM CORPORATION NO. 13  
VIRTUAL MEETING THROUGH ZOOM PLATFORM  
AUGUST 11<sup>th</sup>, 2022**

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**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 July 25<sup>th</sup>, 2022, in accordance with the *Condominium Act*.

**SCRUTINEERS' REPORT**

The scrutineers reported that there were 32 units represented in person, 0 units represented by proxy, therefore a total of 25% 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 9<sup>th</sup>, 2020, were previously sent to all registered unit owners in accordance with the *Condominium Act*.

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

**FINANCIAL REVIEW**

Neil Wachs presented the Audited Financial Statements for the year ending December 31<sup>st</sup>, 2021. Mr. Wachs noted that the Corporation is in a very healthy financial standing and asked if there were any questions. No questions were received.

**PRESIDENTS REPORT**

Rene Zamai thanked those in attendance for taking the time to join the meeting.

The following items have either been completed or have been requisitioned:

- Watermain project – there is one outstanding phase due to be completed in 2023
- Front Porch and Walkway project
- Eavestrough Cleaning – round one done in May, round two due in November
- Overseeding & Fertilization – to be done in September

Mr. Zamai also reiterated that the Corporation is in good financial standing and has a healthy Reserve Fund for future large-scale projects.

### **GENERAL DISCUSSION**

Naveen Kumar inquired if the Corporation had any plans to reseed the front lawns of all units.

Neil Wachs explained that the Corporation will have seeding applied in the Fall but encourages owners to take responsibility for the beautification of their own lawns. This includes seeding and watering. The most beautiful lawns throughout the community are cared for by each unit owner. The grounds maintenance contract is for basic maintenance only.

Peter Teminski requested that an explanation of what it means to be on the Board be addressed.

Neil Wachs explained that the Board meets four to five times per year to discuss the business of the Corporation, approving work and setting the budgetary requirements. The Board also addresses the concerns of any owner who has submitted a comment or complaint through Shabri Properties and/or the Property Manager.

### **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:

- |                    |                                   |
|--------------------|-----------------------------------|
| ➤ Rene Zamai       | - Has two years remaining in term |
| ➤ Janet Jakobsen   | - Has one year remaining in term  |
| ➤ Alessandro Zamai | - Has one year remaining in term  |
| ➤ Peter Teminski   | - Term is up as of this meeting   |
| ➤ Vacant Position  | - 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.

Peter Teminski notified the Corporation of his intention to re-run for election and completed the disclosure statement.

Janet Jakobsen thanked Mr. Teminski for putting his name forward for re-election further noting her appreciation for his time and efforts on the Board.

The floor was opened for nominations.

- Jane Gordon put her name forward for election

With no further nominations it was moved by Rene Zamai, seconded by Alessandro Zamai. **CARRIED.**

Neil Wachs congratulated Peter Teminski on his re-election to the Board of Directors and welcomed Jane Gordon to the Board both 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 Peter Teminski, seconded by Janet Jakobsen, that Grant Thornton be appointed the auditor for the fiscal year ending December 31<sup>st</sup>, 2022.  
**CARRIED.**

### **ADJOURNMENT**

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

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