

**ANNUAL GENERAL MEETING MINUTES
NIAGARA NORTH CONDOMINIUM CORPORATION NO. 13
BEST WESTERN CONFERENCE CENTER, ST. CATHARINES ON
JULY 18th, 2023**

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 5th, 2023, in accordance with the *Condominium Act*.

SCRUTINEERS' REPORT

The scrutineers reported that there were 34 units represented in person, 1 unit represented by proxy, therefore a total of 28% 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.

There were two late arrivals, so there were 36 units represented in person for a total of 29% of the unit owners in attendance.

APPROVAL OF PREVIOUS MINUTES

Neil Wachs indicated that the Minutes of the annual general meeting held on August 11th, 2022, were previously sent to all registered unit owners in accordance with the *Condominium Act*.

It was moved by Petronella Schwarz, seconded by Jane Gordon, that the Minutes of the previous Annual General Meeting held on August 11th, 2022, be accepted as circulated. **CARRIED.**

FINANCIAL REVIEW

Randy Momot of Grant Thornton presented the Audited Financial Statements for the year ending December 31st, 2022, and answered all questions.

PRESIDENTS REPORT

I want first say thank you to those in attendance for taking the time to join this meeting. The financial statements prepared by the accounting firm of Grant Thornton for the December 31, 2022 fiscal year end shows that we are in a very good financial standing and that we have a healthy Reserve Fund for future large-scale projects.

The following items were either completed by the use of the reserve capital fundings in the last fiscal period or will be started this fiscal period;

- 1) The Final Phase of the Front door and attached sidelight project was completed in 2022
- 2) The Final Phase of the Concrete front porch walkways was completed in 2022
- 3) Another Phase of the Watermain Project was completed in 2022 and a watermain break in the last phase to be completed on the complex was repaired in 2022. The Board of Directors decided to postpone the completion of the last Phase of the watermain project until next spring of 2024.
- 4) The Garage floor repairs and/or repouring were completed in 2022 where it was needed in the complex in 2022.
- 5) The Window replacement was done where it was required on the complex in 2022.
- 6) The Lighting and electrical repairs were completed in 2022.
- 7) During the Board of Directors walkaround of the complex this spring we noticed that the back patio privacy fencing was deteriorating faster than estimated in the reserve fund study. Therefore, the Board decided to initiate Phase I of the back patio privacy fencing replacement project by tackling the four blocks on the complex that we deemed to be in the worst state namely units 33-48, and 57-72.

GENERAL DISCUSSION

Neil Wachs explained that any unit specific questions should be submitted in writing for him to address accordingly. The annual general meeting is a forum for owners to discuss issues and/or concerns regarding the Corporation in general.

Stephanie Lyons inquired if the chain link fence at the rear could be repaired as it is currently in disrepair

Neil Wachs noted that a work order can be issued for this repair.

Anthony Heynen inquired if the fence along the creek could be increased in height as often balls are mistakenly thrown over and it is a safety issue for the children retrieving them.

Neil Wachs explained that this is an item for Board discussion.

Amber McInerney inquired what the duties of the Superintendent were and why weren't the owners notified that the previous Superintendent had been replaced.

Neil Wachs explained that the previous Superintendent fell ill and unfortunately, was unable to perform her duties on a consistent basis. The new Superintendent is on site as the eyes and ears for infractions and issues. She reports to me and we address any issues as needed. She is also there for emergencies such as a water main break and is the site contact sometimes for contractors. The Superintendent is not there for complaints from owners. Any issue that an owner has, should be directed to myself via email or phone call to the office.

Anthony Heynen inquired why insurance rates have skyrocketed.

Neil Wachs explained that currently there is lack of insurance companies that will cover condominiums, therefore causing less competition and increased rates. Over the past few years there have been many claims Province wide, which has also affected the rates. Currently, laws are being looked at to limit the amount of time to submit a claim. At this time, the statute of limitations is two years, and the industry would like to see this reduced to six months.

There was a discussion amongst many of the owners in attendance regarding the current issues taking place at some of the units that are tenant occupied. As many of these issues concern the health and safety of the residents, and an update was requested. It was noted that many owners are fearful of walking outside and further noted that an owner's son was attacked. These situations are affecting everyone's quality of life and their enjoyment of their community.

Neil Wachs explained that the Corporation can only deal with rule infractions and anything outside of that should involve the Police. Although, it is good for the Board and Management know what is going on, sometimes our hands are tied. There is a process for addressing the rule infractions and this can take time. Three letters have to be issued, with approximately three weeks in between to allow for the occupant to correct their behaviour. Once this process has been exhausted, the Corporation will engage legal counsel and all costs incurred during this process will be charged back to the unit owner. It is up to the owner to deal with their tenants and that includes applying for an eviction; which again, takes time.

Alessandro Zamai noted that there are many landlords that screen their tenants and follow up with them on a regular basis. It is to the landlord's advantage that the rules are being followed as it keeps their unit in good condition, and it is less headaches for them. Neil Wachs added that the Corporation is aware of the current situations and are working to resolve them. Although the exact details cannot be shared, due to privacy laws, some of the issues should be rectified within two weeks.

Petronella Schwarz inquired if line painting would be completed and whether a wheelchair ramp could be added in the visitor parking area along with additional lighting.

Neil Wachs explained that the roadway replacement has been pushed further ahead to allow for the completion of the watermain project. As some deterioration of the roadway is starting to appear, it would not be cost prudent to paint the lines at this time. The wheelchair ramp installation will be an item for Board discussion and the lighting is being addressed as required.

Alessandro Zamai noted that a quote to replace the lighting posts was received but is cost prohibitive at this time. Any lights that need replacing will be done as needed.

Anthony Heynen inquired if speed bumps could be installed along Cushman between the "S" bend at units 104 and 105.

Neil Wachs noted that this could be addressed when it comes time to replace the roadway. If temporary speed bumps are installed, the issue becomes where to store them in the winter months.

Petronella Schwarz inquired if lighting could be installed at the walkway and if not, could the bushes be trimmed back or removed. This area is extremely dark with places for people to hide and it is a safety concern for many residents.

Neil Wachs explained that the installation of a light post would require boring under the roadway which is costly but will look into alternatives and assess the greenery in the area.

Shelly Surerus inquired what the maximum size for a gazebo installation would be. The rules state that a permanent structure cannot be installed and as a hard top gazebo can be removed at any time it is not considered permanent.

Neil Wachs explained that the Board is currently reviewing the installation of gazebos but regardless anyone installing anything on the common elements requires Board approval and possibly entering into an Indemnity agreement. This agreement is registered on title and puts the responsibility of any repairs and maintenance to the installation on the owner.

Kali Brix inquired why her backyard is not being maintained on a regular basis.

Neil Wachs advised that he will let the contractor know. It was further advised that the lawn must be free of dog feces, patio furniture and the like in order for the contractor to enter the yard.

Amber McInerney noted that the landscaper did not complete the spring clean-up this year, the fall clean up from last year did not take place and they do not pick up any garbage and all of these things are included in their contract. Also, the snow removal is often hit and miss especially the driveways and where they pile the snow often blocks the sidewalk.

Neil Wachs explained that as he is not on site, these types of issues should be reported to the office as soon as possible. Once a complaint is received and the contractor is made aware, they do react in a timely fashion.

Petronella Schwarz inquired if any paving would be completed this year.

Neil Wachs explained that due to other expenditures, this has been put on hold for the time being.

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:

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

It would therefore be necessary to elect one individual to the Board of Directors for a three-year term.

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

The floor was opened up for nominations.

Petronella Schwarz nominated Stephanie Lyons – nomination accepted

Alessandro Zamai decided to withdraw his name for candidacy as he has been on the Board for a number of years and would like to allow another owner the chance to participate.

Neil Wachs congratulated Stephanie Lyons on her 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 Stephanie Lyons, that the Board appoint the auditor for the fiscal year ending December 31st, 2023. **CARRIED.**

ADJOURNMENT

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