

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 769
MINUTES OF THE ANNUAL GENERAL MEETING
THURSDAY, JULY 28TH, 2022
Via ZOOM

PRESENT:	Larry Boisvert	President
	Rose-Marie Batley	Vice-President & Secretary
	Scott McDermott	Treasurer
	Peter Mitchell	Director of Communications
	Martin Payne	Auditor, MKP Chartered Accountants
	Kimberley Renwick	Property Manager, Condominium Management Group
	Melanie Cox	Recording Secretary, Condominium Management
Group		

1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by L. Boisvert, who served as Chairperson of the proceedings.

2) CONFIRMATION OF QUORUM

The Chair confirmed that quorum was established with a total of 42 units either in person or by proxy.

3) CONFIRMATION OF NOTICE

The Chair certified that the official Notice of the Annual General Meeting called for June 16, 2022, was sent to all owners at the address of service on July 13, 2022 in accordance with requirements of the *Condominium Act*. Preliminary Notice was provided 35 days in advance.

4) INTRODUCTIONS

The Chair introduced the Board of Directors, the Property Manager, the Recording Secretary, and the Auditor.

5) APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion: To dispense with the reading of the previous AGM minutes, held on August 11, 2021.

Motioned By: Peter Mitchell (204)

Seconded By: Scott McDermott (1704)

All in Favour. Motion Carried

Question re Minutes: Clive Wolff (1407) re the splitting of the water payments between 769 and 667; the water payments are split 50/50.

Motion: To approve the previous AGM minutes, held on August 11, 2021 and approve the minutes as presented.

Motioned By: Scott McDermott (1704)

Seconded By: Rose-Marie Batley (1402)
All in Favour. Motion Carried

6) PRESENTATION OF AUDITED FINANCIAL STATEMENTS

The Audited Financial Statements prepared, in detail, by MKP Chartered Accountants for the fiscal year ended December 31, 2021 were presented by Martin Payne. The Auditor confirmed the Independent Auditor's Report provided a clean audit opinion.

Following the auditor's comments, he was excused from the meeting. The Treasurer, Scott McDermott responded to questions from the owners.

An owner thanked Scott McDermott for changes he made to the placement/ naming of budgetary statements, particularly bonuses and a process that he implemented to advise owners of bonuses given to the Property Manager and staff. It is the owners money that is being given to the PM and staff by the Board and the owners should be clearly aware.

7) APPOINTMENT OF THE AUDITOR

Motion: To authorize the Board to go to tender and set remuneration for the auditor for the year ending December 31, 2022

Moved By: J. Pitzul (1202)

Seconded By: R. Boisvert (307)

All in Favour. Motion Carried.

Question: J. Pitzul asked if we could advise that the AGM should occur within 6 months of the year-end.

8) ELECTIONS

There are three (3) positions to be filled. Two (2) positions are for three (3) year terms and one (1) position is for a remaining one (1) year term. Carmène Levesque, Branislav Vrcarič and Scott McDermott put their names forward as candidates prior to the meeting. C. Levesque and S. McDermott both confirm that the information on their disclosure statements is correct. In Branislav's absence, Kim confirmed that his information is also correct.

The floor was opened for other nominations. No further nominations are made.

Motion: To close the floor to nominations.

Moved By: M. McCoubrey (805)

Seconded By: P. Laberge (1508)

All in Favour. Motion Carried.

Candidates were asked questions regarding their position on board meetings, communication, and how the town hall session would be assessed. With no further nominations, Carmène Levesque, Scott McDermott, and Branislav Vrcarič are acclaimed to the Board of Directors.

9) GENERAL DISCUSSION (by topics)

- a) Why are the Board meetings now closed to the owners as it does not provide much transparency? The newsletters do not provide sufficient information. It was time consuming for the Board to hold multiple meetings per month.
- b) There are people smoking marijuana in the building - this is against our policies. Please forward any information to the Property Manager.
- c) The recent storm caused a power outage for 6 days. We need more power outlets and storage for medicines. Kim has contacted contractors re what can be done. Response times are slow because there is so much major damage in the City taking precedence.
- d) There are people smoking every day in the parking lot – should there be a designated area even though the property is non-smoking? This was not popular with the owners present.
- e) Elevator buffing progress? ThyssenKrupp is to tighten parts behind the panels first.
- f) New Boilers progress? Keller is preparing engineering drawings and specs to go to tender and we hope to receive these in 2022 with implementation in the summer of 2023.
- g) Ad Hoc Committees: Could there be more of these committees to help research and assist the volunteers on the Board who are busy? Ad hoc committees in place include electric vehicles, emergency preparedness, and housekeeping.
- h) Composting required by the City of Ottawa will be mandatory. A project in progress.
- i) Town Hall Meetings: The Board will set dates for the Town Hall meetings.
- k) Garage Membrane Repairs: The Board is looking at different products as the product used in the past repairs is not robust.
- l) Replacing Trees lost to the Derecho: The SFC is looking at options. This property lost ~24 trees and the cleanup will take some time and will be expensive; it is not included in the 2022 budget. We are in a queue for stump removal. The SFC wants to ensure whatever is planted is appropriate for withstanding bad weather.

10) ADJOURNMENT

Motion: To adjourn the meeting at 8:37pm

Moved By: Scott McDermott (1704)