

CARLETON CONDOMINIUM CORPORATION NO. 276
Annual General Meeting
Zoom
June 16 2021

Present:

Chris Dunn	President
Giovanni Missio	Treasurer
Julia Monorchio	Secretary

Nikki Monette	Property Manager, Condominium Management Group/Recoding Secretary
Adam Brisson	Auditor, McCay Duff

Registration and Call to Order

Registration took place from 6:45pm to 7:00pm at which time C. Dunn called the meeting to order.

Confirmation of Quorum

N.Monette verified quorum at 29 units represented, 18 in person and 11 by proxy.

Confirmation of Notice

C. Dunn confirmed that the preliminary notice was sent to all the owners 35 days in advance of the meeting. All pertinent documents were distributed by mail to all owners 15 days in advance of the meeting.

Introductions

C. Dunn introduced the Board of Directors, himself John Missio and Julia Monorchio.

Presentation of the Audit Financial Statements of December 31, 2020

A. Brisson presented and reviewed the Audit Financial Statements for the fiscal year which ended December 31st, 2020. The Financial Statements were prepared by the office of McKay Duff and were included in the AGM package. A. Brisson reviewed the report, with an explanation of the day to day operations and contributions to the reserve fund. A. Brisson confirmed that the audit was a clean audit.

The Auditor opened the floor to questions:

There were no questions from the floor.

Approval of the 2020 Audit

Motion: Approve the 2020 Audit as presented.

Moved: P. Swaranjali (506 Sandhamn Private)

Seconded By: T. Tran (438 Sandhamn Private)

All in Favor.

Motion Carried

Appointment of Auditor

Motion: To re-appoint McCay Duff for the year ending 2021

Moved: K. Saunders (486 Sandhamn Private)

Seconded By: V. Peel (492 Sandhamn Private)

All in favor

Motion Carried

Approval of Minutes of Previous Annual General Meeting held on October 21 2020

Motion: Approve the minutes of October 21 2020

Moved: C. Barnabe (458 Sandhamn Private)

Seconded By: P. Roberts (423 Sandhamn Private)

All in favor

Motion Carried

Presidents Report

C. Dunn presented the Presidents Report to the Owner.

Questions from Presidents Report:

Questions below came in on the chat feature in zoom.

Owner asked if the paving would be completed beside 423 as the drain is several inches higher than the pavement. C. Dunn responded that the drains do go down 8 feet and are on stable ground but the ground around it is sinking. There is not much more we can do in the meantime, and this will all be fixed once the roads are reconstructed. Owner noted that it is only brought

up because it is like a skating rink in the winter in this area due to the poor drainage. C. Dunn responded that they are aware of this problem and so are the winter maintenance crew. Owner asked if there was any more thought on the re-grading of the property. C. Dunn noted that it is an option, but they do not know if they are going that route, but also have the option to install drains that connect to the storm water lines. J. Monorchio also commented that they are still investigating their options.

Owner asked if rear eavestrough will be installed. C. Dunn responded that another survey would be sent out to owners to see if they would be interested. If there are 5 + people interested there will be a savings on the entire project.

Owner asked why they cannot invest in streetlights. C. Dunn responded if that there is no infrastructure in place for this. The only wiring is to the 3 or 4 existing poles around the property. This would require a lot of work that the Board does not feel they could make the sole decision on this. The Board will discuss sending out a survey to the owners to see if this project would interest them.

It was suggested that perhaps the Board can investigate solar powered lights. J. Monorchio also noted that there is the dusk till dawn lights, and motion lights that can be investigated as well.

C. Dunn made a note that the light fixtures outside the unit are the condos responsibility and if someone goes and removes it and installs their own fixture this is now a common element modification. This means that this light is no longer the condominiums responsibility to maintain and repair.

C. Dunn also noted that the best time to change the exterior light fixtures would be when the siding work is being done, this is many years down the road.

Owner asked about the painting of the exterior unit wood element. C. Dunn advised owners that the Board did receive quotes and some of them were shockingly high but lined up with many of the quotes received this year due to the pandemic. Costs have gone through the roof. They will be looking at this again in the following year.

C. Dunn made a comment about the paint colors and asked owners that currently have a grey colored frame around their garage if they think it would be a good idea to paint it brown to match the frame around their front door.

Owner asked if they could plow the path at the end of the street. C. Dunn noted that it would be monitored to ensure it is done this year.

Owner asked if they could make it mandatory and enforce owners to install rear eavestroughs. C. Dunn responded that they cannot force owners to have them installed.

Owner commented that a lot of the bathroom fans are vented through the attic. C. Dunn

responded that they are not being vented into the attic but into the soffit. If any owner has one venting into the attic, then this was changed by a homeowner. Owner asked If they could vent through the roof. C. Dunn advised the owner they would need to submit a modification form to the board to review as this is a homeowner's responsibility. J. Monorchio noted we must make sure that this modification would not void the roof warranty. C. Dunn noted that they would have to check with the roofers before approving a request to ensure they are not voiding the warranty.

Charbel – asked if the current design of the venting, through the soffit into the attic would be causing any problems with moisture in the attic. C. Dunn stated this is the way the homes were designed and that he has asked several specialists and has received different opinions. But agrees that the proper way to have them vented is up through the roof.

By-Law No 5 – Electronic Meetings

C. Dunn explained the purpose of having this bylaw. Since the pandemic hit the government has allowed for virtual meetings in condos. Once the pandemic is over the only way to continue with having virtual meetings would be to pass the bylaw at the meeting tonight. A majority vote is required to have the bylaw passed at the meeting tonight.

12 in person voted 8 via proxy voted yes.

Bylaw No. 5 has been approved.

Election of three (3) Directors

C. Dunn announced there are three (3) positions available, each for a one (1) year term.

C. Dunn and G. Missio has brought their name forward for re-election. Julia Monorchio brought her names forward.

J. Monorchio (505 Sandhamn Private) and C. Dunn (450 Sandhamn Private) and G. Missio (455 Sandhamn Private) were acclaimed to the Board.

Resident Elect was determined that C. Dunn was the resident elect position with a majority vote.

General Discussion

C. Dunn noted that he is currently digitizing all the condos records and he will continue to work on this over the next year. J. Monorchio wanted to add what a huge undertaking it is and that it will make it easier to look for patterns or work done in previous years.

484 Sandhman – Owner brought up the continual issue of owners not picking up after their pets. She also brought up having a neighborhood watch but has had no luck getting in touch with the police about this matter. C. Dunn noted that he would investigate this for her. She also asked if the trees that would be trimmed this year. C. Dunn noted yes, they will have it done this year.

Charbel – Owner asked if the cedar bush in between the end units of his block could be cut to have an opening so you can access the back yards. C. Dunn noted that they would look into this.

Adjournment

The meeting was adjourned 8:41 PM