



GENERAL ANNUAL MEETING FOR OWNERS, 2022

November 29th 2022

Minutes of meeting

1- Meeting opening :

Opening of the meeting by the President, Aurèle Beauregard at 09h05

2- Quorum status :

A precise count of attendance via a register in which each member present, registered his participation. In addition to physical attendance, the secretary received 8 proxies mandating the CA to act on their behalf

25 owners and 8 proxies for a total of 33 owners

Quorum needed by our constitution required 25 owners, so quorum is FULLY reached and is in accordance with our regulations

3- Reading and adoption of the agenda :

The secretary read the agenda and in addition in Varia he mentioned: Christmas decorations

4- Revision of November 2021 minutes of meeting

The minutes of meeting, held on november 2021 was sent previously to owners. In order to get it on with the meeting, the president Aurele Beauregard gives a quick overview and asks if there is any question about it. No questions from the audience, therefore the 2021 minutes of meeting are **Accepted**.

5- 2022 Annual report for performed work

The treasurer Denis Pilotte presents a very detailed report of different works done during the 2022 year. The report shows the work perform, the name of all volunteers that participated and the enormous number of hours dedicated to each activity

The report shows 822 hours made on our building, 277 hours worked on the Club House outside repairs and 73 hours for Christmas decorations

Proposed par M. André Pelletier et seconded par M. Réjean Bourassa

The report is accepted.

The treasurer is granted for the elaboration of the detailed report

6- Financial report 2022, Poinciana Gardens Condominium Inc.

The treasurer Denis Pilotte submit a financial report of incomes and expenses incurred for the 2022 year. A provision of \$4000.00 is kept for the refecton of roof drain that will be performed later. The 2022 year show a surplus of 3669.21\$

The forecast for 2023 show incomes of 21 107.00\$ and expenses of 13 650.00\$ to conclude with a surplus of 7 457.00\$

Proposed by Jacques Jubinville and seconded by Monique Jutras

Both report are accepted unanimously

7- 2023 Budget proposed by the Phase 7 / Acceptation of budget with or without reserve

The treasurer Denis Pilotte present us a financial report of fees in form of charts

- Evolution of budget of previous years applying the inflation for the years 2018 to 2023 in order to establish the 2023 monthly fee. Depending of the unit, the one bedroom indexed fee is 268.68\$ and for a two bedroom unit it is 335.85\$
- A detailed report by categories shows expenses of 742 678.00\$ and the majority of which are non-discretionary in nature
- All present owners are offered to vote on an approach for the creation of a reserve fund or not. A non-secret vote is done and the "almost majority" opted for against the approach of the creation of a reserve fund

Proposed by M. Jacques Jubinville and seconded by M. André Pelletier

The budget proposed by the Phase 7 is accepted with the approach without the fund reserve

8- Future legislative requirements relating the establishment of a reserve fund

The president Aurele Brauregard present briefly the new legislation of Florida State, may 2022, who will mandatory all associations of 3-story unit building to develop a fund reserve

survey to replace real estate assets. Phase 7 has till December 2024 to develop and approve his "plan". The reserve fund assessment will have to be effective starting January 2025

9- Unit fees 2023 :

The treasurer Denis Pilotte, present us a chart showing approved tariffications from the financial comity represent by members of all 4 building Board of Directors

The new fees will be effective in January 2023 and represented this way

ACH monthly payment :

For one room unit, \$285.00

For two room unit, \$350.00

Annual payment :

For one room unit 3 360.00\$

For two room unit 4 200.00\$

Equal monthly payment by check :

For one room unit 285.00\$

For two room unit 355.00\$

10- 2023 Board of Directors Nomination:

6 owners showed their interest for being in the 2023 Board of Directors and they are: Aurèle Beauregard, Jacques Dufresne, Christine Lebel, Denis Pilotte, Réjean Bourassa & Guy Tousignant.

In accordance with our constitution, when a member of a building's Board is on the Phase's Board, this person is automatically release from his duty to concentrate his energy on his Phase's role. Therefore that person is replace by the substitute

Here is your new 2023 Poinciana Board of Directors

President	Aurèle Beauregard
1st Vice-president	Christine Lebel
2nd Vice-president	Jacques Dufresne
Treasurer	Denis Pilotte
Secretary	Guy Tousignant
Substitute	Réjean Bourassa.

As mentioned above, when Mrs Lebel will be at the presidency of the Phase 7, her title will be M Rejean Bourassa's responsibility, as 1st Vice-president

On the other hand, 2 actual members of the Board express their intention not to renew their participation on the 2024. This will give access to other owners to join the Poinciana Board and give a "renewal" to the community

One owner, Jean Cournoyer, expresses his interest to join the Board as substitute

11- Question period:

No question from the audience except for an invitation to join the group of volunteers for the Christmas decoration on December 1st

12- Meeting adjournment.

Proposed par Christian Chevrier and seconded by Suzette Michaud

Meeting is adjourned at 10h25

Guy Tousignant

Poinciana Gardens Board Secretary