



ANNUAL GENERAL MEETING 2022

December 1st 2022

MINUTES OF MEETING

Present: Daniel Monast

Hubert Poirier

Yves Lauzon

Céline Dandurand,

France Sicard

1. Opening of the meeting

Meeting officially begins at 1:00 p.m., the quorum having been reached

2. Reading and adoption of the meeting agenda.

3. Reading and adoption of the minutes of the general meeting of December 2, 2021,

Summary by Céline Dandurand.

The minutes are adopted unanimously.

4. Board activity report

- **Painting of buildings**

People are satisfied except for the sidewalks which are scratched. The Board informs the owners that another coat of paint will be donated by volunteers during the season. On the other hand, it will be necessary to respect the directives to give time to the paint to dry perfectly (no baskets).

In addition, it is reported that the hoses used to wash the building have further damaged the sidewalks. The CA of the phase is informed and will try to find a solution with the contractor.

- **New internet system**

People are satisfied, the system is going very well.

- **2 sewer pipes have been changed**

It is impossible to know the ratio of the pipes that have been changed. As there is a break, the line is refurbished with PVC pipes from the 1st to the 3rd floor.

- **Replacement of a washing machine**

A washing machine has been replaced. The washer on the 1st floor does not work well, we are looking to change it this year.

5. 2022 results versus Sea Grape Gardens 2023 forecasts and budget

Daniel Monast explains the 2021-2022 financial situation and the upcoming 2022-2023 budget.

A suggestion is made by Philippe Plouffe to increase the price (\$1.50) of washers/dryers.

Proposed by: Philippe Plouffe

Seconded by: Gilles Moreau

The status quo will be maintained at the request of the majority.

6. 2023 budget for Phase VII, 2022 results versus forecasts and condo fees for 2023

- The Phase budget was not sent in English according to one owner. Céline Dandurand, who is a member of the executive (CA) of the Phase, will verify and ensure that this is done in the future.
- Ms. Gaudreault from 409 would like information regarding insurance coverage for the phase. Céline Dandurand takes care of getting the information.
- Explanation of the amount in the budget that will be used to replace the monument at the entrance.
- Reserves will be mandatory from January 2025.
- Fifty years of the building, inspection in 2023.

7. Vote on Phase 7 Reservations

Daniel Monast asks to vote by a show of hands for the phase budget reserve. The owners voted unanimously against, so there will be no reserve in 2023.

(1 bedroom: \$278/month) / (2 bedrooms: \$350/month)

An amount of \$5.00 will be added to the condo fees for owners who pay by check.

Single check at the beginning of the year, no fees. Authorized direct debit is always recommended.

Daniel Monast also informs the owners that the treasurers of each building will henceforth close the new treasury committee.

8. The election of the new Board of Sea Grape Gardens.

Only one candidate was submitted, France Sicard who had already agreed to act as interim secretary.

People already in office last year remain members of the Sea Grape Gardens CA 2022/2023.

Daniel Monast

Hubert Poirier

Yves Lauzon

Celine Dandurand

France Sicard is welcomed into the team.

Michel Mercier remains a plumbing consultant.

9. Other Matters:

Co-management

Make sure to clearly identify the person who is responsible (co-management) for each of your requests in order to release the president. The updated document will be emailed to you later.

Update of condos 608 and 604

The owners are deceased and the proceedings are ongoing.

Notice of renovations

The President asks to send an email to seagrape.gardens@gmail.com to inform the Board of your new renovations (windows, doors, kitchen, etc.). You will have all the information on the frameworks to be respected on the new website in the coming days. In addition, please clean public places following the work carried out, sidewalks, stairs, workshop, etc.

Notice of occupancy

You must complete the notice of occupancy document when someone lives in your condo, even if it is a member of your family. The regulations will eventually be standardized between the buildings.

In addition, each owner is responsible for his tenant and it is up to him to answer all his administrative questions.

Breezeway sign

Owners are informed that the photo has been chosen and will be posted soon.

Sea Grape 5 to 7

A happy hour will be organized in the breezeway of the Sea Grape. You will be informed of the date by email later.

Recycling

Please crush your boxes so that they don't take up too much space in recycling bins.

Electric cars charging unit

Not before 2 years.

Air -conditioned tunes maintenance

In about 1 month, the CA will suggest a solution for the maintenance of air -conditioned tunes

10. Closing of the assembly at 3:10 p.m

Francine Sicard

Sea Grape Gardens Secretary