



## HAWAIIAN GARDENS PHASE VII

### MINUTES OF PHASE VII ANNUAL GENERAL MEETING

ON DECEMBER 8, 2022

1. Opening of the meeting

The meeting is opened at 15:00 by President Christine Lebel

2. Quorum check:

The boards of directors of each building have a quorum as well as the owners of Phase VII or even the attendance signature sheets.

Submitted by: Ms. Christine Lebel

Seconded by: Céline Dandurand

**Unanimously accepted**

3. Reading & adoption of the agenda with the following amendments.

Reading by Christine Lebel with the following Amendments:

- Point #6, Presentation of the new board members of each building will be treated in point #5
- Item #5, Reading and Adoption of Phase VII AGM Minutes dated Dec. 9, 2021, read at Item #6.
- Two errors in the dates, to be corrected; Point #6, 2021 instead of 2022 & Point #10, 2022/2023 instead of 2021/ 2022

Add to Point #11, Varia: Web site, charging stations for electric cars & the possibility of changing the rules of the Phase.

4. A word of welcome from Mrs. Christine Lebel, President, was addressed to all participants in the meeting.

5. Presentation of the members forming the new Board of Directors of each building.

Poinciana Gardens Building:

Mr. Aurèle Beauregard	President
Mr. Jacques Dufresne	1 st Vice-President
M. Rjean Bourassa	2nd Vice-President
Mr. Denis Pilotte	Treasurer
Mr. Guy Tousignant	Secretary
Mr. Jean Cournoyer	Substitute
Christine Lebel	Released Chair of Phase VII

Quince Gardens Building:

Mr. Normand Joannette	President
Mr. Michel Dupuis	1st Vice-President
Mr. Pierre Gilbert	2nd Vice-President
Mr. Gilles Babin	Treasurer
Mrs. Line Marcoux	Secretary

Rose Gardens Building:

Mr. Gary Provencher	} Positions will be known later
Jacques Labonté	
Ms. Manon Sirois	
Mr. Pierre St-Germain	

Seagrape Gardens Building:

M. Daniel Monast	President, Treasurer
Mr. Hubert Poirier	1st Vice-President
Mr. Yves Lauzon	2nd Vice-President
Mrs. Céline Dandurand	Director
Mrs. France Sicard	Secretary

**Unanimously resolved that all these members form the new Boards of Directors of each building.**

6. Reading and Adoption of the Minutes of the Annual General Meeting of the Phase dated December 9, 2021

Summary by Céline Dandurand.

**The minutes were unanimously accepted as read and placed on file in Phase VII.**

7. Results following the vote for the acceptance of the 2023 Budget

Back on the presentation of the Budget made at the Budget meeting dated November 22, 2021. Treasurer Gilles Babin presented the main points.

Budget 2023 was unanimously adopted by the members of the Finance Committee composed of all members of the Building Executive Councils. Budget presented by Gilles Babin Treasurer of the Phase as well as members of the new Treasurers' Committee.

8. Results following the vote for the acceptance of the 2023 Reserve Fund

During the AGMs of the buildings, the CAs applied the voting procedures for the Reserve Fund.

Each President of the buildings, report the result of the votes obtained during their respective AGMs.

Poinciana Building: refused  
Quince Building: refused  
Rose Building: refused  
Seagrape Building: refused

**Unanimously accepted that the reserve fund be refused, for the year 2023.**

9. Mandate of the accounting firm... for the hearing of accounting books, 2019 to 2022

Christine Lebel & Gilles Babin respectively, President & Treasurer of Phase VII, will meet Mr. John Bono verifier, on Tuesday, December 13 regarding the audit of our accounting books, to follow.

Mr. Babin informs us that 3 years have passed without any fact-check.

10. Achievement 2022/2023

Achievements 2021/2022 not discussed, painting, internet...

Achievements 2022/2023, discussion postponed when the Board will have met and agreed on the funds and feasibility of urgent achievements to be made.

11. Varia

- Web Site:

Mr. Jean Cournoyer, Webmaster takes the floor to announce the upcoming opening of the update of our website. An information & visualization meeting of the future site is scheduled for Saturday, December 9, for all owners. All the meetings of the different CAs will be found on the site, as well as all the documents relating to the Phase (Bylaws, contract...) in the private section. In addition, different sections will be available, weather, newspapers, USA & Canadian border services (including Quebecers), Club NORD SUD...

- Changes to Phase VII Internal Rules Bylaws:

A request is made for the regulation concerning the presence of dogs in condo units to be reviewed. Mrs. Lebel, President advised that the Board would meet to discuss this request, several dissatisfactions were heard on this subject, to follow.

- Charging stations for E vehicle:

A request is made to check if the installation of bollards is possible, Ms. Dandurand, informs the person that the same morning during the mandatory certification for members of management executives, the subject had been broached.

It would be very expensive for a complex to move forward on this issue, the installation of such and such a Device is very expensive. The cost of the work should be borne by the unit owners according to their needs, among other things electrical changes should be undertaken. It would be preferable for this time to postpone this matter. The same goes for hybrid cars, which can be connected, plugged into a simple electrical outlet. The danger that the wire could cause (if it runs along the building, stairs, even to the third ...) is reported. As well as the aesthetics of the thing. The file will be discussed at a meeting of the Executive Board of the Phase, to be continued

## 12. Question Period

### Requests for clarification on certain points:

- In the insurance file, what are we insured for (flood, tornado ...) Mr. Guy Tousignant, the agent who was in charge of the file last year, gives some information. The insurance contract would soon be available on the new website when it goes live, for all owners.
- At the budget meeting, there was mention of monetary losses by the Phase by defaulters, what is being considered to remedy this. Mr. Babin, the treasurer, advises people that the Committee of Treasurers is already looking into the matter, and they will bring to the Finance Committee a procedure that they will have developed to recover the amounts owing, to follow.
- Many are worried, what about the landscaping with the laying of flowers in the gardens of the Phase, file to follow, a decision will be taken shortly by the Board. Some scenarios are being considered to recover the amount that was planned for flowers. No flowers, fewer flowers, posed by volunteers, Ms. Lebel advises people that the file will be discussed, people's request is very simple. Will there be flowers this year, yes, but how many? How? By who? To be continued very soon.
- Many of the volunteers thank you for their involvement in various issues, North South Club, dinner, decoration... and repairs of any kind, on the site.  
M. Jacques Dufresne will ask the Webmaster to add a section to have a list of volunteers.

## 13. Appointments of the President and Election Secretary

Mrs. Line Marcoux agrees to act as returning officer and Mrs. France Sicard will act as secretary. The current Executive Council, 2021/2022 is dissolved at 3:50 p.m.

## 14. Announcement of nominations

Ms. Marcoux gave the names of the candidates for the coming year:

- |                         |           |
|-------------------------|-----------|
| • Ms. Christine Lebel   | Poinciana |
| • Mr. Gilles Babin      | Quince    |
| • Mr. Jacques Dufresne  | Poinciana |
| • Mrs. Céline Dandurand | Sea Grape |

No other candidate has applied, Ms. Marcoux makes the call to all, if there is a vacant place, it would be possible that an owner joins the team. Mr. Aurèle Beauregard President of Poinciana disagrees and says that the Bylaws of the

Phase do not allow the appointment of anyone who is not part of one of the executive councils of the buildings. Will have to check it out.

#### 15. Elections & presentation of the new Phase VII Board of Directors for 2023

Given the number of nominations and vacancies, no election is required, candidates are elected automatically.

**It is unanimously accepted that these persons be elected.**

Brief discussion of the new Board (role of each) existing individuals will retain their roles;

The new Executive Board of Phase VII 2023 is as follows:

➤ Mme Christine Lebel	Presidente
➤ M. Jacques Dufresne	Vice-Président
➤ M. Gilles Babin	Treasurer
➤ Mme Céline Dandurand	Secretary

Ms. Lebel would like to take this opportunity to thank René Ampleman & Aurèle Beauregard for their involvement over the past few years.

#### 16. Meeting adjourned at 4:05 p.m.

**Céline Dandurand**

Secretary Board of Directors HG7