



Poincianna Gardens Condominium Inc.

Meeting of the Board, Tuesday march 28th, 9am

Presence

AURÈLE BEAUREGARD, PRESIDENT

JACQUES DUFRESNE, VICE-PRESIDENT

REJEAN BOURASSA, VICE-PRESIDENT

DENIS PILOTTE, TRESORIER

GUY TOUSIGNANT, SECRETAIRE

JEAN COURNOYER. WEB MASTER & SUBSTITUTE

Minutes of meeting

1- Meeting oponing ;

The president (Aurèle) declares the meeting open.

2- Agenda;

The secretary (Guy) read the agenda. One subject added at the agenda, Camera under point 5 by the President.

3- Lookback at the minutes of january 26th's meeting;

The secretary briefly looks back at the minutes of last meeting

Here's a follow up on the item discussed :

A) The Phase refunded the sums of \$5,328.00, due to an additional contribution from the owners of our building

B) An amount of \$7500.00 was transferred from the Phase to our building to assist us in our building' maintenance

C) Property transfer. In order to improve the current process, we have developed and implemented a document "Sale-Buy Contract" which will allow buyers-sellers as well as our administration to

consolidate in a single document, the preparatory information for the transfer of title deeds. The document is available on the Website and shared with all the Buildings

- D) The cleaning of waste water pipes of A/C was done for the building. Greatful thank to Mr, Jean-Marc Arel to the job.
- E) The refurbish of all 8 storm water drains on the roof is in progress. The job has to be completed by april 14th 2023
- F) The eleven owners for whom their hot water tanks have to be replaced were advise by email. It has to be replaced by December 2023.
- G) « No smoking » sings were installed in strategic places, informing people that smoking is prohibited in commons area
- H) The volunteers reunion *Cocktail-buffet* was held in march under M Laurent Lelievre supported with a great team (Yvonne, André, Elyse, Herve, Réjean. The event was a complete succes and a great thank to Laurent and his team for their dedication

4- Financial matters;

The treasurer (Denis) submit his financial report throught march 28th 2023. The report shows a cumulative income at \$23,189 and expenses at \$12,194. Resulting for an positive account balance at \$10,994 to complete the 2023 year.

Proposed by Réjean Bourassa and seconded by Jacques Dufresne, the rapport is accepted.

5-Current affairs

Current Real Estate transactions:

The secretary (Guy) report that there is 7 transactions in progress in our building

Followup on hot water tank:

The followup on the water tanks is done by the secretary and he asked that as soon as you replace it, send an email to the secretary to maintain the list up to date.

Water drains :

The vice-présidents (Jacques & Réjean) informs us that the work is in well in progress and will be compted by April 14th

Washers and dryers, status:

The vice-presidents (Jacques- Réjean) provide an update on the various repairs that were necessary to maintain the washing-drying equipment in proper working order.

Fire Department devices:

The vice-presidents (Jacques & Réjean) report on the follow-up to the fire department's report submitted last January. All anomalies were fixed.

Internet network:

A brief review of the quality of the new Internet network set up last year seems to show that it is functioning properly. No issues raised during the current year. The level of user satisfaction is positive.

The président (Aurèle) questions the need to replace existing cameras with higher quality cameras. An estimate of \$3766.00 is presented for information, for later decision-making.

Website:

The Web Master (Jean), reports on the functioning of the new website, which proves to be very appreciated and functional by users.

Rules commitiy update :

The president (Aurèle), who also sits on the rules committee, reports on the progress of the work in progress by the rules committee. The committee should be in a position to present a consultation document at the start of the next season. A legal review is underway by an attorney who is a member of the Florida State Attorney Association.

6-Mise en nomination CA 2023-2024.

The president (Aurèle) recalls the invitation to the members of our organization to submit their application for a position on the board of our building. A reminder will be submitted via our WEB site.

The date of November 16th, 2023 has been chosen (at this time) for the annual general meeting at the start of the season. Will be reconfirmed at the beginning of November with the agenda which will be sent to all our owners

7- Question period.

The Board answers questions raised by the owners present.

The main topics raised are related to security, surveillance cameras given that a theft was recently carried out

A member mentioned his disagreement with having bicycles stored in the locker rooms. The purpose of storing 16 bicycles on removable racks is to meet the needs of community members as much as possible. It was proposed and seconded that this subject be postponed until next fall, after more substantial verification of the subject and also to assess the relevance and merits of the OBJECTIONS PRESENTED.

8- Meeting adjournement;

Proposed by Denis Pilotte and seconded by Jacques Dufresne, the meeting is adjourned.

Guy Tousignant

Secrétaire Poinciana Gardens