



CONSEIL AD. HAWAIIAN GARDENS PHASE VII

Minutes of the January 6, 2023 Meeting

1. Opening

Opening of the meeting at 9:57 a.m.

Attendance:

Christine Lebel	President	HG Phase VII
Jacques Dufresne	1st Vice President	HG Phase VII
Luc Lessard	2nd Vice-President	HG Phase VII
Gilles Babin	Treasurer	HG Phase VII
Céline Dandurand	Secretary	HG Phase VII
Daniel Monast	President	Sea Grape Gardens
Normand Joannette	President	Quince Gardens
Paul DuTemple	1st Vice-President	Rose Gardens
Réjean Bourassa	1st Vice-President	Poinciana Gardens
Absences:		
Rock Côté	President	Rose Gardens
Aurèle Beauregard	President	Poinciana Gardens
Observers:		
Michel Dupuis	1st Vice-President	Quince Gardens
Pierre Gilbert	2nd Vice-President	Quince Gardens
Jacques Labonté	Treasurer	Rose Gardens

2. Reading and adoption of the agenda

- Correction to point 3, Read Presentation of Luc Lessard

Reading by Christine Lebel

With addition to point 9. Varia, Inspection & SIRS (Structural Integrity Reserve Study)

- Parking lights
 - Comcast
 - Monitoring & management summer season 2023 Board of Directors of Phase VII
- Adopted unanimously

Everyone is asked whether observers could ask questions and/or express an opinion. All members of the Board and Presidents agree to give them the right to express themselves.

3. Presentation of a new member of directors to the Phase Board of Directors

Christine Lebel introduces Luc Lessard, board member of the Rose Gardens building.

Mr. Lessard is an active member in the absence of three board members of the Rose Gardens Board.

4. Reading and adoption of the minutes dated November 15, 2022

Summary by Céline Dandurand

Adopted unanimously

5. Accounting firm & Bookkeeping mandate

Mrs. Lebel & Mr. Babin respectively President and Treasurer of the Phase met Mr. John Bono of the verification show, he is currently checking if he will take our file in hand. To follow.

In addition, Mr. Bono suggested several accountant companies and even managers for our entire complex. This last point is quite expensive and handing over our management to a third party will change the way we operate. Therefore, follow-up at this level will be discussed in another meeting.

Mr. Babin informed each of the property representatives that the financial statements for the last 3-4 years (under the other board of directors) had not been made, as well as the tax returns from 2018 to 2021. It requests that each of the buildings provide the accountant with these signed documents to the IRS (U.S. Tax) as soon as possible, if it has not already done so.

6. Agent for credit inquiries; Condo Purchases & Sales

Mr. Rock Côté having withdrawn from this mandate, after 8 years of volunteering, and having done an excellent job, must find a replacement. Mr. Côté will remain available for the transmission of the work to be done.

He gave us the procedures to be undertaken to properly accomplish the tasks in this very important file.

A discussion ensues, should we ask for a replacement for the Phase, such as Mr. Côté or one person per building. The priority is to find someone we trust, with a good knowledge of english (documents), and with a certain degree of ethics regarding the confidentiality of the information he (or she) will become aware of.

It is proposed that the CA of each building find a person of this caliber who is not necessarily a member of the building's executive council. A trial will be made to process the files by building, if it is successful, the process will be done by building, otherwise we will return to operation by one person/Phase.

Submitted by: Normand Joannette

Seconded by: Christine Lebel

Adopted unanimously

7. Revision of regulations

At the AGM on December 8, 2022, the Board agreed to bring the subject to check certain rules.

Priority points were discussed:

Presence of dogs in condominiums

Each person expresses his opinion, many ask for the legality of the documents issued by a doctor in Quebec, for the presence of an emotional support dog.

Our bylaws and bylaws make it clear that no animals are allowed.

We are informed that in 2022, Florida has adopted a more directive law governing the presence of a dog as support, physical, psychiatric and emotional.

This Act is quite clear, and several instructions must be followed, even up to tickets for false statements.

In other condo complexes like ours, there are requests for signatures on a very complete form on the rules in force to have an emotional companion animal. This regulation will be evaluated with the other rules.

Electric or hybrid cars

For the moment the connection of these cars is strictly prohibited on the Hawaiian Gardens site, even if people want to plug them into their personal condo electrical supply.

Our electrical installations do not allow it, with the popularity of these cars, we will have to review this point in the not-too-distant future.

In point 9. Varia, which had been requested to add the subject of the presence of motorcycles on the Hawaiian Gardens Site, is dealt with here in point 7, along with the other regulations.

Authorization of Motorcycles on the site

Lively discussion on the subject, opinions divided, everyone brings his point of view. We must make a distinction between the noise that a motorcycle can emit and the place that a motorcycle with trailer and a personal car can be taken by an owner (3 seats). At the time of purchase a place is granted and provided by condominium.

File will be also reviewed during the revision of the regulations.

We will have to check all the regulations previously established. This will be followed by a vote by all building Board of Directors, on all amendments made by the new committee that will study the issue. In addition, after the vote, several steps will be expected. The new rules will have to be checked with the Florida Secretary of State and also have the changes (amendments) recorded in the Florida Archives.

All Building Executive Councils are asked to find a member of their board as a resource person and representative of their building.

For all matters discussed at this meeting and other bylaw not mentioned, it is proposed that a "By-law Review Committee" be formed.

Submitted by: Céline Dandurand

Seconded by: Daniel Monast

Adopted unanimously

A request is made for owners to provide their tenants with a copy of the internal rules to be followed and for them to sign a pre-established document. Same thing for new owners, signing the document when buying. That these documents be official and deposited in their respective files, to be continued following the meeting of the new committee

We must also address the issue of non-compliance by individuals, what will be done? Very important point, to follow.

8. 2023 Projects

Improvement Committee and Future Projects

The priority project this season is the renovation of the interior of the Club House, painting and repairing the ceiling of different rooms (large community hall, library, billiard room). Work will begin very soon and will continue for about four weeks; a notice will be sent to all owners.

The Landscaping Committee

Meeting shortly, to develop a plan to fill the spaces left open by the removal of the domes of Shaw Direct, last year. At the beginning of the season, a decision was made to restrict

the planting of flowers and the installation of mulch. As the sums that had been allocated have been saved at this level but already budgeted, they will be redistributed for the planting of shrubs and the filling of places devoid of vegetation. To be continued.

Someone asks that JLS employees don't push the cut grass with their blowers into the lagoon. Last year, several volunteers cleaned up the lagoon with great effort and work. And some point out that there is still a lot of vegetation in the water, and that seems too important to them. Plants are essential to the health of the lagoon, according to President Christine Lebel and she informs us that the Solitude Company, which takes care of our water lagoon, dries up our lagoon every year in July and puts back new water and new fish. She will follow up for lawn mowing and the presence of aquatic grass in greater quantities.

9. Varia

50-year inspections & SIRS (Structural Integrity Reserve Study)

Following training given by a law firm on the file of future mandatory inspections and followed by some members, it is proposed to accelerate the process of audits of our facilities.

Hire as soon as possible, a qualified structural engineer to check our facilities and provide a report. Few of these professionals have the new training in structure, so very few are available. They can do both inspections and both reports must be found on the Phase website and thus be accessible to all.

Parking lights

The president of Quince Gardens, Normand Joannette asks who owns the exterior lights on the buildings, which illuminate the parking lot. A change was needed on their building and he wondered who would pay for it. It is up to the buildings to pay for them because the lights are their responsibility.

Comcast

President Christine Lebel & Daniel Monast, President of Sea Grape Gardens, audited our facilities with a representative of Comcast Company. We will receive new modems:

- More efficient
- Equal speed
- No impact on applications (cell.) for cameras (no password change...)
- Minor impact for self-employed workers (+/- stop 5 min.)
- Cost reduction (\$)

- Credits for buildings that have overpaid

Daniel Monast asks that a rigorous follow-up be made for the accessibility of owners to the local networks (Co-Axial wire)

The President asks each building President to share responsibility for the file. Listing their names as responsible persons, if there was any problem, any of the presidents mentioned could have access to the Hawaiian Gardens Phase VII file and thus settle it.

Accepted by each of the Presidents present and their representatives.

Monitoring & management summer season 2023

The President, Mrs. Lebel reiterates the offer of Mrs. Clara Gomez to take care of our Complex during the absence of the majority of owners in low season, from mid-april to early november. She offers to do the bookkeeping, file to follow at the next meeting.

Phase VII Board Members

As provided for in the Bylaws, it is requested that the Executive Council of the Phase be formed by the five board members of each building, for a total of 20 members.

It is mentioned that led in large numbers is a challenge, each member present is able to see it by this meeting, 11 people present with the right to speak... 8 members and 3 observers. At the next and first meeting, when everyone will be invited, it will be essential to maintain a strict order for everyone's interventions.

It is understood that the Elected Responsible Directors Officers shall remain:

Christine Lebel	President
Jacques Dufresne	1st Vice-President
Luc Lessard	2nd Vice-President
Gilles Babin	Treasurer
Céline Dandurand	Secretary
Submitted by: Céline Dandurand	Seconded by: Normand Joannette

Adopted unanimously

10. **Date of next meeting**

The next meeting will be held on 21 February 2023 at 9:00 a.m.

11. **Adjournment of meeting**

The meeting ends at 12:18 p.m.

Céline Dandurand

Secretary Board of Directors of HG Phase VII