



# POINCIANA GARDENS CONDOMINIUM INC.

## GENERAL ANNUAL MEETING OF OWNERS, 2023

November 23rd 2023, 9.00 am.

### *Minutes of meeting*

1- Meeting opening

The president opens the meeting et welcomes the 18 owners present.

2- Reading and adoption of agenda

First thing, the secretary presents the 5 new owners who joined us during last year. Then, secretary read the agenda for the meeting.

Proposed by: Mario Cusson

Seconded by: Pierre Tanguay

3- Revision of Minutes of meeting from 2022 GAM

The secretary makes a quick reference to the minutes of last year meeting, as sent to all owners and available on our website. Reading will not be done.

4- 2023 Realisations :

a) WEB

Webmaster makes a presentation of realisations since the creation of the new website. The website is an information tool very useful where a lot of information are available (minutes of meeting, rules and much more). You are strongly encouraged to explore and use it.

b) Roof reparations

Our 2 vice-presidents, gives a status on the roof drains, replacement of the drains, where water kept accumulated on the roof during hard rain. In the future, volunteers will patch all the roof joints with a sealant. This will help keep the roof safe and will extend its life.

c) Hot water tank

The secretary makes a report on the replacement of hot water tanks, where we must changed them each 10 years. At start of each year, owners are advised to do the replacement during the current year. When you do so, it is important that you tell the secretary so he can keep track and revised his listing up to date.

d) Obligation when renovation/reparation of unit

Once again, the secretary, reiterates the importance to obtain the authorisation from the Board to start any reparation or modification, majors works, such as window or door replacement to your unit.

e) Washer and Dryer

Our 2 vice-presidents report the situation regarding, reparation or replacement of the washers and dryers equipment. 4 of them had to be replaced during 2023 and a lot of reparations done by them. The overload of the dryer seems to be the main problem and cause excess cost.

f) Washer and Dryer tarification

Our treasurer report that we must increase the price of washer-dryer utilisation du to multiple reparation and replacement of equipment. The new price will be \$1.00 (same as other building) This will equilibrate the operation cost against the incomes.

g) Internet and security camera

The president talks about the use and the satisfaction of internet service. Even if there's minors problems occasionally, the service to the resident is quite satisfying. Concerning the cameras, the Board is looking to add new night vision camera after a further study.

h) Contract sales / buy of condos

The secretary informs that to help new owners and sellers with legal portion of the sale, the Board has developed a form to help the 3 parties to have the necessary information at once. This document will be use when the transaction is approved by the Board before going to a lawyer for the transfer of titles. The document shows detail such as: names, date of possession, taxes transfer, special conditions etc. This form is available on the private section of the Website.

5- 50 years inspection and certification :

Our 2-vice-presidents report that the inspection and certification of our building was duly approved by a professional (architect). A preliminary report was made with 4 minor reparations to do. 2 of them where electrical et the 2 others were structural. If those reparations where to be done, the architect would sign and approved the report as is. 4 of our owners worked 3 days to do the corrections and reparations. We must tell that the work was very demanding. Thanks to Rejean Bourassa, Jacques Dufresne, Denis Pilotte and Richard Cormier. They gave 60 hours of their time to complete the work.

The official report was submitted to the Lauderdale Lakes Authorities on Monday, November 20<sup>th</sup>. Reports available on the Website.

6- 2024 Financial report, Poinciana Gardens Condominium

The treasurer presents a document showing our financial status for 2023 year. Incomes of **\$25,338.00** with **\$19,523.00** in expenses, leaving us with a over of **\$5,815.00**

For 2024 Incomes, are at **\$19,415.00** and expenses at **\$10,150.00** in expenses, leaving us which leaves us with positive amount of **\$9,265.00**. Attached is a detailed report for 2023 year.

7- 2024 Budget adopted by the HG7 Board

The treasurer presents the 2023 financial report and 2024 forecast, prepared by the HG7 treasurer. Report presented to the owners, last November 21<sup>st</sup> with no comments to received from the owners, keeping the Board of each building to answer question from residents.

For the current year (ending December 31th), the report shows incomes at \$844,360.00 followed by expenses at \$927, 845.00, leaving the Phase with a deficit of \$82,045.00

For 2024, forecast is \$1,016,324,00 in incomes and equal expenses at \$1,016,324.00. So, we have an equilibrate budget if all contributions are collected as it supposed.

So monthly fee's will be established as follow:

1 bedroom	\$ 381.00 / month
2 bedrooms	\$ 477.00 / month

8- Status on HG7 Club House ceiling :

The president of HG7, briefly explain the situation of the ceiling reparation. This file is very particular, and members of the committee are trying their best to resolve the problem. A report showing all the steps from the beginning will be sent shortly to all residents.

9- 20214. Fee's :

The president and treasurer present the fee's as per HG7 Board for the 2024 year

	1 Bedroom	2 bedrooms
ACH monthly payment	\$ 381.00	\$ 477.00
Monthly payment	\$ 386.00	\$ 482.00
1 annual payment	\$ 4,573.00	\$ 5,725.00
2 annual payments	\$ 2,287.00 & \$2,292.00	\$ 2,863.00 & \$2,868.00

10- Reserve funds

The president and webmaster questioned the creation of this fund right now. As we know, starting January 1<sup>st</sup>, 2025, every Board will have to establish un reserve fund for infrastructure such as; pool club house, elevator, parking, outside paint etc.

Following some discussions in the HG7 Board meeting, it is strongly recommended that for 2024, not to create a reserve fund and wait for studies and evaluation of our infrastructure as per FL legislation

Following the recommendation, it was request that the owners present, vote for yes or no to create a funds. The vote show clearly that the creation of the funds is rejected for 2024

Proposed by Andre Pelletier

Seconded by Linda Goupil

That we DO NOT create a reserve funds for 2024

11- Member of the Board 2024, new nominations

The president talks about the candidacies received. Giving that all seats are filled and some owners want to join as substitute, there's no need to vote.

Here is your new 2024 Board of Directors

- Christiane Ouellette      President
- Réjean Bourassa      1st Vice-President
- Mario Cusson      2<sup>nd</sup> Vice-president
- Denis Pilotte      Treasurer
- Jean Cournoyer \*\*      Secretary \*\*
- Jacques Dufresne      Substitut
- Pierre Tanguay      Substitut
- Christiane Lebel \*\*      Secretary \*\*

\*\* Christine Lebel asked to be release from the Board to concentrate on her HG7 presidency, as per our constitution permits it and Jean Cournoyer joins as secretary and 5<sup>th</sup> member of the Board

12- Questions period :

- a) An owner once again expressed his strong disagreement with bike racks being made available in the locker room sections of the 2nd & 3rd floor. As previously explained at our November 2022 annual meeting, this bicycle storage option was made available to accommodate a certain number of owners and in demand from them. The 2 supports were built and made operational by the volunteers of bicycle users. Through this gesture, 16 bikes can be stored. On the other hand, the person objecting to this service made available was asked to express themselves to us and explain what harm(s) this could cause them. He was not able to provide an answer to the question asked. The philosophy of our CA is to respond most adequately to the needs and expectations of our 48 owners.
- b) One owner asked why they can express themselves on the budget (by voting). The answer provided is that as per our statutes as well as Florida legislation, approval (adoption) falls within the jurisdiction of the Board of Directors of Phase 7, which brings together the 4 Boards of the Phase.
- c) Great thanks, with outstanding applauses, to outgoing president, Aurele Beauregard after 20 years as a member of the Board and Guy Tousignant, outgoing secretary, also after 10 years as a Board's member. We will try to adequately by as efficient as they were.

13- Meeting ajournement

Proposed by Pierre Tanguay

Seconded by Jean Cournoyer

The General Annual Meeting of owners is adjourned.

*Guy Tousignant,*

Outgoing secretary CA Poinciana

November 27th, 2023