



MINUTES

Sea Grape Gardens Condominium Inc.

Annual General Meeting, November 30, 2023 at 1 p.m.

Presence: Hubert Poirier 1st Vice-President
Céline Dandurand Director (interim secretary for the meeting)

Absence: Daniel Monast President
Yves Lauzon 2nd Vice-President
France Sicard Secretary

1. Opening of the meeting

The meeting begins at 1:03 p.m., the quorum has been reached, 48%, presence of 23 unit owners.

In the absence of Mr. Daniel Monast President of Sea Grape Gardens,

Mr. Hubert Poirier Vice-President Sea Grape Gardens will lead the meeting.

2. Reading and adoption of the agenda

Reading by Mr. Hubert Poirier

Unanimously adopted

3. Reading and adoption of the minutes of the general meeting of December 1, 2022

Summary made by Mr. Hubert Poirier

Proposed by: Mario Marcoux **Seconded by:** Mr. Jean-Noël Massicotte

Unanimously adopted

4. Board activity report

Mr. Poirier gives the broad outline of the building's activities, some brief explanations are given.

Data for each point.

December 2022 - Replacement of a 1st floor washer

January 2023 - Signature of 4-year contract, anti-termite treatment – Installation Sea Grape sign in Breezeway

February - Camera replacement (X6) and complete cabling - Replacement electrical box of one unit

March - Change of sewer pipes in two units

April - theft and vandalism in laundry rooms (4 devices damaged). Plates of security installed at access doors.

- Repair of water supply pipe, east side of the building

5. Sea Grape Gardens 2023 results versus forecasts and 2024 budget

Mr. Poirier explains the financial results for the year ending 2022/2023 and the budget to come 2023/2024.

- Explanations on the return of certain sums for Sea Grape's current expenses, transfer of only \$7500 from the Phase (like all other buildings) for the S this year. Missing sum explained by non-payment of condo fees towards the Phase. Caused by the deaths of two residents with us, the transfer of additional amounts will take place from 2025.
- Questioning about the roof leaking in two places, Yves Lauzon & Hubert Poirier have already looked into the question, file to follow on how to make the repairs which are minimal, it is said in passerby. Possibility of extending a layer of rubberized liquid protection or repairs which will be made by Co.

What is the warranty on our roof (redone 8 years ago), Mr. Poirier will check and disseminate the information.

Proposed by: Mr. Gilles Moreau **Seconded by:** Mr. Jean-Noël Massicotte

Unanimously adopted

6. Phase VII 2023 budget, 2023 results versus forecasts and condo fees for 2024

Brief review of the Phase VII budget by Mr. Poirier, the Budget meeting having taken place on from Nov. 21 and all owners were invited to attend.

Increase in condo fees:

1 bedroom: \$381.92/month

2 bedrooms: \$477.10/month

Substantial increase in condo fees, mainly due to the increase exponential growth in insurance premiums.

Mr. Poirier informs the people in the audience that he will participate in a new Phase committee, having the mandate to look into the insurance file. The committee will include people who have worked in this field. How could it be considered to lower the premium? Huge (sum) requested for our insurance coverage. Several scenarios to considered.

It should not be forgotten that premiums take into account claims requests in the last five years. For damage to the roof of the Club House and the claim requested, 3 years have passed. It is suggested that if security improvements were made, there would perhaps be the possibility of reducing the premiums, ideas to be studied.

A meeting where several Phases participated took place, to pool their insurance files and work together on this complex subject that must be addressed. It exists several differences from one Phase to another but overall, all have the same goal, to make reduce the premiums to be paid. April being the renewal date, there are two months left to undertake the work.

Some questions are asked on other expenses of the Phase, brief information by Ms.

Céline Dandurand, the explanations having been given by the treasurer of the Phase Mr. Gilles Babin during of the Budget Meeting.

7. Voting on Phase 7 Reservations

Reserves will only be compulsory from January 2025. Mr. Hubert Poirier asks to vote by show of hands for the budget reserve for the phase. **The Owners voted unanimously against, so there will be no reserve in 2024.**

Proposed by: Mario Marcoux **Seconded by:** Denise Pépin

Information for inspections 50 years old, two buildings have already received the notice and had their inspection carried out by an engineer. For the Sea Grape, it should be this year.

Two separate inspections will be required, "50 years" and for Structures, Architects can carry out inspections, but it seems that engineers specializing in structures would be specifically required, inspection costs would also be higher.

9. Varia

Point discussed before point 8 (Elections)

Reminder of regulations

A reminder of several regulations of the Phase to follow, as well as Rules of Life by Mr. Hubert Poirier.

- Dogs prohibited on the site
- Food prohibited around the pool
- Chairs at the swimming pool
- Circulation on the HG7 site, in appropriate clothing (no shirtless, bikini, etc.)
- Workshop cleaning and washing rooms Industrial sweeper available in the room (loan from an owner, compressor too)
- Waste and recycling (undo boxes, use grocery bags for waste, etc.)
- Waste brought back during dinner at the Gazebos, regulated and under the responsibility of the managers of the sentence.
- Noise ban time

Mr. Poirier to remind people that a committee was set up last year to review the said Rules of HG7, long-term and tedious work, To be continued this year.

Notice of renovations

Residents must notify the Sea Grape Gardens Board of Directors to inform them of all renovations (windows, doors, kitchen, etc.). Do not forget, the permit application is mandatory at the city. People will be responsible if there are inspections at their homes.

Notice of occupancy

You must complete the notice of occupancy document when someone lives in your condo even if he is a member of your family. In addition, each owner is responsible for his tenant and it is up to him to respond to all his administrative matters. Make available to tenants... all Regulations and Rules of life.

Ms. Dandurand advises members that the documents are available to everyone on the website, to the private section. She will make sure they are updated.

Request made by Ms. Lise Cournoyer to make a summary of the main Regulations, the document being quite considerable to consult and remember. . Ms. Dandurand to plan to discuss with her at this subject, to be continued.

Request from Mr. Gilles Bilodeau to post a notice on hours of use and other rules, in the Shuffleboard cabinet. Subject brought following noise and screams heard very late at the start of the night on field. To be continued.

8. Elections of the new board of directors of Sea Grape Gardens

Dissolution of the 2022/2023 CA at 2:26 p.m.

Mr. Hubert Poirier informs those present that Ms. Dandurand will not renew her mandate, same as the Phase. So, there will be no representative of the S as CA officers, to be discussed between the members of the new 2024 CA. Thanks to her for her involvement.

Only one candidate, Mr. Roger Girard, presents himself. The other members agree to continue the adventure.

Board of directors 2023/2024

Mr. Daniel Monast, Mr. Yves Lauzon, Ms. France Sicard, Mr. Hubert Poirier and Mr. Roger Girard

Resource persons: Ms. Cécile Baillargeon and Mr. Robert Clermont

Future meeting for responsibilities.

9. Adjournment of the meeting at 2:30 p.m.

Hubert Poirier, Vice President Sea Grape Gardens and Chairman of the meeting.

Celine Dandurand, Acting Secretary CA Sea Grape Gardens.