



Hawaiian Gardens

Phase VII

Lauderdale Lakes, Florida

Minutes of meeting of the Board of Directors

December 8th, 2023

Attendance:

Phase Board Administrative Officers:

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| Christine Lebel | President | Director Poinciana Gardens |
| M. Gilles Babin | Treasurer | Treasurer Quince Gardens |
| M. Jacques Dufresne | 1 st Vice-President (Outgoing) | 1 st Vice-President Poinciana Gardens |
| M. Luc Lessard | 2 nd Vice-President | 1 st Vice-President Rose Gardens |
| Mme. Céline Dandurand | Secretary (Outgoing) | Director Sea Grape Gardens |

Directors:

Poinciana Gardens :

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| Mrs Christiane Ouellette | President |
| Mr Réjean Bourassa | 1 st Vice-President |
| Mr Mario Cusson | 2 nd Vice-President |
| Mr Denis Pilotte | Treasurer |
| Mr Jean Cournoyer | Secretary |

Quince Gardens :

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| Mr Louis-Martin Lachance | President |
| Mrs Monique Gauthier | 1 st Vice-President |
| Mr Patrick David | 2 nd Vice-President |
| Mr Donald Bardier | Substitute |

Rose Gardens :

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| Mr Rock Côté | President |
| Mr Paul Du Temple | 2 nd Vice-President |
| Mr Pierre St-Germain | Secretary |

Sea Grape Gardens :

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| Mr Hubert Poirier | 1 st Vice-President |
| Mr Yves Lauzon | 2 ^e Vice-President |
| Mr Roger Girard | Director |
| Mrs France Sicard | Secretary |

Absent:

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| Mr Daniel Monast | President, Treasurer | Sea Grape Gardens |
| Mrs Line Marcoux | Secretary | Quince Gardens |
| Mrs Marlaine Racine | Treasurer | Rose Gardens |
| Mr Gary Provencher | Substitute | Rose Gardens |
| Mr Johnny Perron | Substitute | Quince Gardens |
| Mr Pierre Tanguay | Substitute | Poinciana Gardens |

1. Opening of the Meeting

- a. The meeting was called to order at 2.30 p.m.

2. Reading and adoption of the agenda

- a. Reading of the agenda by Christine Lebel
- b. Additions to item 11 - Varia:
- c. Procedures
- d. Insurance
- e. Perimeter fencing
- f. Social climate

Accepted by all.

At the beginning of the meeting, Mrs. Dandurand took the floor, even though she was no longer a candidate for the Board of Directors, she still felt very involved, the community was close to her heart. She mentioned the importance of promoting procedures to standardize practices on the site.

She reminded former members that in past years, not so far back in 2020, the management was centralized, that in 2021, the presidents were invited to participate in decisions and that in the end the Board as, as it should be according to the Bylaws, with 21 members is very recent. That members should take an interest in the rules in force. The difficulty of working with several people, too many people, too many interpretations, but this is fading more and more, teamwork is starting to bear fruit. They must use each other's expertise, such as in the insurance file. Don't work alone by keeping the information for yourself, learn to trust.

3. Welcoming new members of the building's boards of directors

The Chair, Ms. Lebel, congratulated each of the newly elected members, each in turn.

4. Committees

For new members, Ms. Dandurand provided a summary of the existing committees, namely:

- Finance Committee: bringing together the 21 members of the Phase's Board of Directors
- Treasury Committee: bringing together the treasurers of the four buildings.
- Temporary Committee for the Revision of the Rules and Rules of Life
- Landscaping Committee: one person per building, waiting due to lack of money in the Budget
- Phase Improvement Committee (Clubhouse, Gazebos, Playgrounds, etc.): two people designated per building, on standby due to lack of monetary funds in the Budget
- Temporary Committee for Insurance: bringing together people in the insurance field to verify our coverage and associated costs and, above all, to request money.

5. Club House Works

- Subject listed at the AGM on Dec. 13, Question Period
- Update of the file by the President, Mrs. Lebel, Mr. Jacques Dufresne, 1st Vice-President, and Mr. Luc Lessard, 2nd Vice-President.
- Have received Permit to start work, work to begin scheduled for Monday, Dec. 11
- Request by members, to send the said document to all owners, must wait for the official posting by the contractor. Be continued.
- Questions about future fines, asked to have the actual figures to date. No figures for now, the penalty will only be known when the work is completed and after the visit of the city inspector (Court order, "at the end of completed work") Possibility of being able to negotiate the fine, application for a permit on time, important to take this into account.

According to the contractor, the work would take only two weeks. Many are calling for a rigorous timeline and predefined.

- According to many, the circulation in the Club House is ambiguous. The President, the 2nd VP, and the Treasurer met with some members of the city's leadership; In charge of the fire department, chief electrician, director of permits, they gave their approvals for circulation to the various activity rooms, but no activity in the main hall. A **written** request for permission to circulate has already been made at a previous Board meeting, we are still waiting.

Formation of a Temporary Committee for the work on the ceiling of the Club House

Members:

Mme Christine Lebel President of the Board

M. Jacques Dufresne 1st VP (Outgoing) of the Board

M. Luc Lessard 2nd VP of the Board

M. Paul Du Temple 2nd VP Rose Gardens

M. Pierre Tanguay Substitute Poinciana Gardens } Members to

M. Mario Vachon Quince Gardens } Confirm

Proposed by: Mario Cusson

Seconded by: Patrick Duval

Adopted by all

6. Various

Procedures

Ms. Dandurand suggests that the next Board of Directors proceed with the implementation of written and official procedures, to frame the work to be done by the volunteer members (more complicated to do the coordination, if not fixed in advance). It is very difficult to be rigorous in the steps to be taken. However, everything done for the community and by the members must be done with precision, we must respect regulations, laws.

EX: Communication procedure: who does what, what to say, who to say it, when to say it.

People (board members) will know who to talk to and why, and let's leave "word of mouth" aside

Maintenance & Purchasing Procedures (Common Phase Elements): who does what, who is responsible, ...

Procedures for compliance with the Rules and Rules of Life: who is responsible, how to regulate behaviour that contravenes the established rules.

Insurance

A Temporary Committee has been set up with the mandate to study the entire Insurance file, i.e., costs, coverage, needs. Last year, the deadline was too tight to start this tedious work, this year we have four months before the renewal of our insurance, the team has already started the work.

- Find an insurance company specializing in commercial and condos. Few companies accept this contract.
- A meeting of the different Phases of Hawaiian Gardens has already taken place, to share information about their insurance files. Unlike many Phases where protection is carried out by buildings, Phase VII is covered as a whole.
- The committee plans to conduct a survey of several condominium complexes on this issue, to be followed.
- Schedules meetings with different brokers, to be continued.

Members of the Temporary Committee on Insurance Files

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| M. Mario Cusson | Poinciana Gardens |
| M. Hubert Poirier | Sea Grape Gardens |
| M. Rock Côté | Rose Gardens |
| M. Pierre St-Germain | Rose Gardens |

Mr. Babin, Treasurer, reminds us that we will have to take note of the upcoming Inspections, the 50th anniversary and the Structural Integrity Study, which may change the way we look at our insurance coverage (per building VS for the entire Phase). He strongly suggested that a committee be set up to take charge of this issue.

Perimeter fencing

Mr. Rock Côté asked that the issue for enclosing the Phase be re-discussed. In the summer, few people live here and people are fearful when there are intrusions by unauthorized people on the site. Several Phases have already been completed or are in the process of being completed. Discussion on the feasibility of the project and associated costs, Special assessment, possibility of home equity line of credit, a loan, ...

Mr. Jean Cournoyer had already, last year, done research for the installation of speakers in the corners of buildings, the costs were quite high. Questioning on the amounts that would be allocated VS the incidents that did not occur, continue the discussion later.

Request made by several members to proceed with the establishment of a list of works to be done in the complex. Ms. Dandurand advised members that she had already mentioned in a previous meeting the importance of developing a plan, either three- or five-year, for all related matters (repairs, changes to structures on the site). According to many, the most urgent thing is the Gazebos, followed by security through the fences???

Social climate

Mr. Hubert Poirier said he was saddened by the climate, which he said was very unhealthy and damaging to the reputation of our Phase, which has always been a welcoming and livable Phase. Let's make it go back to the way it was before. The ceiling issue has been a stressful topic, but everything has been done for the good of all and the improvement of HG7.

Everyone agrees to move forward and leave the resentments behind.

7.Adjournment of the meeting

The match ends at 4:17 p.m.

Céline Dandurand

Secretary of the Board of Directors of HG Phase VII