



# Hawaiian Gardens

Phase VII

Lauderdale Lakes, Florida

## Minutes of Board of Directors meeting held on March 17 2024

### 1. Introduction

Given the vacant positions, Mario C. acts as chairman of the meeting and welcomes Ronald Bardier and Aurèle Beaugard who have accepted interim positions.

#### Presences :

Gilles Babin	Ronald Bardier	Aurèle Beaugard
Réjean Bourassa	Rock Côté	Jean Cournoyer
Mario Cusson	Patrick David	Paul Du Temple
Monique Gauthier	M. Roger Girard	Yves Lauzon
Luc Lessard	Line Marcoux	Daniel Monast
Denis Pilotte	Hubert Poirier	Marlaine Racine
France Sicard	Pierre St-Germain	

Some owners were also present.

**Guest :** Guy Tousignant

### 2. Adoption of the agenda

The agenda is adopted with the addition of a question period.

### 3. Adoption of the minutes of January 23rd meeting

The minutes of January 23rd 2024 are unanimously approved as proposed.

Mario C. reviews all the follow-up points. Beside the painting bridges, these have all been completed. We are awaiting authorization from the city for the sample that was provided to them. Paul D. agrees to follow up on this and notify Yves L. when we will have received the authorization.

### 4. New interim President et Vice President

Mario C. explains that following the resignation of the President and the 2nd Vice-President, the executive committee met to identify among the directors those who could be interested in one of the two vacant positions.

On the recommendation of the executive committee, the directors unanimously accept the appointments of Mr. Rock Côté and Mr. Hubert Poirier as, respectively, interim President and Vice-President.

Given that with the departure of the 1st Vice-President, the executive committee no longer has a quorum, it is therefore no longer able to identify replacements. Therefore Mario C. asks if any of the directors in the room are interested in joining the executive committee. Mr. Paul Du Temple proposed his candidacy as interim Vice-President and it was accepted unanimously.

## **5. Update - Club House committee**

Gilles B. distributes a summary sheet detailing the complete costs for the Club House ceiling replacement project. After discussion, the directors unanimously approve the application of a special contribution in order to recover these non-budgeted amounts on or around May 1, 2024.

## **6. Update – Insurance committee**

Rock C. summarizes the steps that have been completed to date and specifies that there will be a meeting with the new broker in the coming days to analyze the submissions received and make modifications that could reduce without unduly affecting our protections.

Mario C. suggests that each building and the Clubhouse document, via a maintenance plan, all of the work that is carried out at different frequencies in order to prevent and extend the useful life of our assets. Such plans could help us with our insurance file.

## **7. Follow up 2024 Works**

### **7.1.Mandatory rules of life and best practices: Resolution**

To follow up on the presentation of this procedure to the Board of Directors in January 2024, the work of the committee continued and discussions took place with the directors by email. They confirm the official approval of this procedure retroactively to March 5, 2024.

### **7.2.Purchase and sale Procedure: Resolution**

Following the presentation of this procedure to the Board of Directors in January 2024, the work of the committee continued and discussions took place with the directors by email. They confirm the official approval of this procedure retroactively to February 21, 2024.

## **8. Follow up Planification 2024**

### **8.1.Update of our By-Laws – Legal obligation committee**

Messrs. Denis Pilotte and Guy Tousignant explain in detail the project to update our By-Laws. The objective is to integrate the Florida laws that govern us and our current governance practices.

From February 28 to March 13, directors had the opportunity to provide their comments to the Legal Obligations Committee. The presentation to the Board aimed to discuss and rule on points of divergence. The members of the legal committee took note of the conclusions and will produce an update which will eventually have to be analyzed by a lawyer and approved at a special general meeting.

During the review, several topics were discussed that require follow-up. The most important ones are:

- Specify the different roles and responsibilities between the Association and the Member Associations.
- Do co-owners in default of payment have the right to vote?
- Article 5.6: Clearly explain when the different voting percentages apply.
- Seek to free the treasurer through a review of ways of doing things and/or administrative assistance.
- Clarify the expenses that must be covered by the Club NordSud.
- Ensure the alignment of the articles of our By-Laws on rental with those of the mandatory rules of life.
- Remove the procedures for collection and calculation of profit shares to make them separate procedures and add them to the private section of our website,
- As everyone's points of view differ on who should pay for the replacement of valves in condominiums (building or owner?), a follow-up point is noted in order to take a decision on this subject.
- Confirm or refute the legal scope of mandatory rules of life.

## **8.2.Compliance committee**

Hubert P. explains that to follow up on the withdrawal of the creation of this committee in the mandatory rules of life document, the committee continued its work, verified our legal obligations and produced a procedure explaining the role of this committee and the gradation required by law.

Mario C. mentions his discomfort that it is the executive committee which is the first level of intervention. The directors agree to change, in the text, the executive committee for the complaints management committee which will be formed by the 5 Presidents of the Board of Directors. Each building board must appoint its representative to the Compliance Committee before its official implementation.

## **8.3.Priority Investment Plan**

Paul D., head of the Improvement Committee, describes the steps taken to obtain proposals on the investment plan for assets deemed priority, for security reasons, namely:

- Replacement of all gazebos
- Installation of a fence around the swimming pool
- Installation of a fence around our buildings

Paul D. specifies that the most interesting proposal is the one of Rod's reliable welding for \$190,000 including the construction and installation of all the work. Besides the price, significantly lower than the competition, the main advantage of this supplier is that it can do all the work.

The directors agree that a file must be prepared for approval by the co-owners and for a possible financing request from Desjardins Bank.

Discussions between the directors continued by email in the days that followed and the directors unanimously approved the following elements:

- Choice of supplier Rod's reliable welding
- Mandate the Executive Committee to sign a first contract with this supplier for the installation of fences around our buildings, at a cost of +/- \$15,000 payable via our working capital (monitoring).

#### **8.4.Update Reserve Committee**

Pierre S, head of the Reserve Committee, describes the steps taken to hire the firm Smyth Engineering to carry out the "Structural Integrity Reserve Study" of all the buildings. A first version of these reports has been submitted. The committee analyzed its content and a meeting is planned with the engineer in charge in the coming days. It was agreed that the calculation of reserves will be discussed at the next budget meeting.

#### **8.5.Update - Finance Committee**

Daniel M., head of the Finance Committee, indicates that all the work planned in the mandate of this committee has been completed.

A director mentions having discomfort with the way the distribution of profit sharing is calculated. A meeting will be organized between the Presidents and the treasurers to rule once and for all on this calculation, quite simply on the responsibility for bad debts.

#### **8.6.Update – Communications Committee**

Jean C., head of the Communications Committee, indicates that the work of the committee has just begun and that alignment will be required with the work of the other committees. He will keep us informed of the progress via email during the summer period.

### **9. Varia**

#### **9.1.Board Schedule and AGM autumn 2024**

Directors approve the provided schedule.

#### **9.2.Application documents**

Mario C. mentions that he will send the documents over the next few days.

#### **9.3.Summer period operating mode**

Rock C. reviews the list of activities planned during the summer period and keeps everything in check. The administrators unanimously approve the hiring of Clara Gomez for summer supervision of our phase, under the same conditions as last year.

#### **9.4.Club House Library**

An owner asked if we could change the library hours. A check will be made with the volunteers concerned.

**10. Question period**

Directors answer questions asked by owners present.

**11. Adjournment of the meeting**

The meeting adjourned around 1:05 p.m.

*Mario Cusson*

Secretary