

ANNUAL GENERAL MEETING OF THE MEMBERS OF HALTON CONDOMINIUM  
CORPORATION NO. 372, MAY 23, 2017, IROQUOIS RIDGE COMMUNITY CENTRE  
1051 GLEN ASHTON ROAD, OAKVILLE, ONTARIO

MINUTES

Present in Person:	17 Units	
Represented by Proxy:	3 Units	
Total Representation:	20 Units	Quorum: 8 Units

CALL TO ORDER

The meeting was called to order at 8:15 pm, Maureen King/President chairing. Ms. King welcomed those present and introduced the head table:

Board of Directors	Maureen King Fred Pincock Chris Lehigh
Property Manager	Sue Botnick/Orion Management

With the consent of the Owners Ms. King appointed Sue Botnick as Recording Secretary for the meeting.

APPOINTMENT OF SCRUTINEERS

With the consent of the Owners Ms. King appointed Unit 5/Ms. Ball and Unit 20/Ms. Hoogenberk as Scrutineers for the meeting.

NOTICE OF MEETING

Ms. King announced that the meeting notice was delivered to each Owner of record in accordance with the provisions of The Condominium Act of Ontario, and that an affidavit to that effect has been filed with the Corporation.

CONSIDERATION AND APPROVAL OF THE MINUTES OF THE ANNUAL GENERAL  
MEETING HELD ON MAY 3, 2016

The Secretary, Ms. Lehigh, presented the minutes of the last general meeting. It was moved by Unit 28/ Mrs. Pincock, seconded by Unit 29/Mr. Barclay that the minutes be approved as presented. Carried.

## PRESIDENT'S REPORT

Ms. King presented her report as per copy attached to these minutes.

## PRESENTATION OF THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016

Mr. Pincock, presented the statements in detail. The auditor has given a clean opinion, the reserve fund is healthy and the Corporation is in a surplus position. The floor was opened for questions. The Board was asked about the hydro expenses and explained that this is hydro for the streetlights.

This led to brief discussion about the new exterior lights. Ms. Lehigh stated that they are LED lights with sensors which dim the lights automatically if the interior switch is on. The Owners were very pleased and complimented the Board.

It was moved by Unit 30/Mr. Simpson, seconded by Unit 29/Mr. Barclay that the firm of Les Lucyk Chartered Accountants be re-appointed as the Corporation's auditor for the current fiscal year. Carried.

## ELECTION OF DIRECTOR

Ms. King reported that Fred Pincock's term has expired and he has agreed to stand for re-election. The floor was opened for any other nominations and/or volunteers. None were received and Mr. Pincock was declared re-elected.

## OTHER BUSINESS

The floor was opened for any other business. Ms. Lehigh stated that garbage is a problem, with bags and other items being put around the mail kiosk on non-pickup days. Owners are encouraged to advise the Board if they see someone doing this.

In addition to the above, the following is a summary of issues raised and questions asked:

- Q There is a dip in the driveway of Unit 5.
- A There are no immediate plans to replace the driveways
- Q The driveway at unit 20 was patched and the colours do not match.

- Q Should fence be stained?  
A They are pressure treated wood and should not need staining. It has never been done.
- Q Some fences need repair.  
A Owner should let Management know.
- Q When will lawns be seeded?  
A Work is scheduled for the last week in May.
- Q The mailbox base is rusting.  
A A workorder has been issued
- Q Will unit mailboxes be painted?  
A They are being painted to match the new lights.
- Q Tree beds should be built up  
A The arborist advised against it, it is not good for the trees
- Q The discoloured address sign at the Hampton entrance does not look good  
A It will be power washed and gravel will be installed around it
- Q Unit 26 has a cracked step  
A All steps are being looked at again

In closing the Board was thanked for a job well done. The Board thanked Vesna Vesic-Rankovic for organizing the barbeque last summer.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 pm.

## Annual General Meeting - 2017

### President's Remarks

I would like start off by thanking our latest member to the Board of Directors who joined the Board last year, Chris Lehigh.

As you may know, Chris has been instrumental in renewing and upgrading the appearance of the condo corporation giving it the New Look and we would like to take this moment to thank her for all of her hard work and dedication of personal time that she has made to those efforts.

Again, this year, I can report that our condo corporation has not experienced any major problems other than minor repairs and the ongoing maintenance issues. This year, we have repaired fewer windows than previously as most units have had replacements installed over the last few years.

We did however, have one unit that did require a major repair with respect to a sewer backup – the majority of the costs related to that repair were paid out of the Reserve Fund and Fred will be addressing that issue in his remarks.

However, all of these expenses have been fully paid for within our budget, and we continue to operate well-within our operating budget for this year.

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I can report to you that we have a Surplus of \$9,834.00 in our Operating account.

## **PAINTING PROJECT**

Our painting project is completed and we hope everyone is happy with an overall new look. You should have received a Notice from the painting contractor today to contact them directly in the event that you have any issues or concerns regarding your unit.

We arranged for a separate contractor to paint the frames around the numbers which have been painted, and the individual mailboxes, which are in the process of being re-painted as well.

## **2016 AGM**

Some of the more significant items brought up at the 2016 I will just briefly note:

- we arranged for the new wrought iron fence that has now been installed on the corner of Grand Blvd. and Hampton the purpose of which was to deter some of the foot traffic from Hampton walking across condominium property crossing over to Grand; -
- the group mailbox has been repaired and painted a more subtle tone of grey; the individual mailboxes, as mentioned, are in the process of being repainted to match our new colour scheme

- the individual driveways were blacktopped;
- the deteriorated cement around the base of the units was pargeted and completed on all of the units.

## LANDSCAPING

Regarding the landscaping – ACA Landscaping will be planting and enhancing the gardens which were installed last year.

In addition to the standard services of grass cutting, icing and, snow removal, ACA will be aerating the lawns, and applying compost pellets, and re-seeding. We have also arranged for 3 applications of fiesta weed control.

There are also some Yews have not weathered to well this year in a few of the units and we have asked ACA to replace them.

One final note:

Recently In the City of Toronto, many of the residential condominium corporations are experiencing an increase of new owners renting out their units on short term rental basis, currently referred to as AirBNB and similar types of hosting and /or rentals. This has become problematic for some residential corporations and some

owners have challenged the right of the corporation to limit their ability to rent out their unit.

To date, that has not been a problem in our corporation, but in looking ahead at the possibility that it may in fact become a problem, we will be contacting all of you with regard to implementing a formal by-law regarding short term rentals. This by-law would subsequently be registered on title.

It is a requirement under the Condominium Act that to register a bylaw, it must be approved by a majority of all the Owners, and we will be contacting you in this regard once we have finalized a by-law to present to you and to conduct a vote.

With that, I shall now call on the Secretary, Chris Lehigh to present the minutes of the last general meeting.