

HCCC#144 - Annual General Meeting Minutes

Date: November 26, 2024

Time: 7:00 PM - 9:00 PM AST

Location: On-line

Attendees: Raymond Spencer (units 1,2,3,4,7,8,10) and Bettina Quistgaard (unit 9); Tricia Szameit (Podium)

Absent: Unit 5 and 6

1. Special Assessment

- **Resolution:** Approved a special assessment of \$22,000 per unit, payable in two installments: half by December 31, 2024, and half by March 31, 2025.
- **Purpose:** The assessment covers \$224,250 for roof and siding repairs, front doors, etc., after accounting for a \$20,000 special assessment included in the budget.
- **Rationale:** The total amount was rounded up to \$220,000 to address additional unforeseen expenses. The adjustment takes into account lower future Reserve Fund Study requirements due to upfront work.

2. Water Bill Investigation

- **Issue:** Water charges per unit are double compared to other condo corporations.
- **Action:** Tasked Podium to investigate potential issues with Halifax Water or specific unit renters. Additionally, explore services that can check water usage per unit.
- **Deadline:** ASAP

3. Chimney Compliance

- **Issue:** Chimneys are not up to code.
- **Action:** Determine necessary updates to meet code and identify which units use their chimneys.
- **Assigned to:** Podium to see what is necessary to get up to code and Raymond to check who is using chimneys

4. Banking

- **Discussion:** Consideration to revisit the corporation's account arrangements with CIBC.
- **Action:** Review and propose changes if necessary.
- **Assigned to:** Tricia to reach out to Lynn

5. Property Management Requirements

- **Proposal:** Require rental units to have a board-approved property manager.
- **Legal Consultation:** Confirm with the corporation's lawyer if this requirement is enforceable.
- **Assigned to:** Podium to check if they have any such by-laws in their 70 plus managed corporations while Raymond to check with Cox and Palmer

6. Board of Directors

- **Requirement:** According to the Condominium Act, three directors are needed.
- **Discussion:** Consideration of appointing my son and possibly one of the sons from unit 5 as directors.
- **Action:** Evaluate and confirm eligibility and willingness to serve.
- **Assigned to:** Raymond has already check with Cox and Palmer that his son could be a director and need to determine if one of unit 5's owner would like to be on board

7. Pest Control Contract

- **Action:** Review and potentially renegotiate the contract.
- **Assigned to:** Podium to investigate

8. Insurance

- **Current Status:** Costs have significantly decreased.
- **Action:** Investigate further reductions especially post-roof repair.
- **Assigned to:** Podium

9. Merger with Condominium Corporation HCCC#135

- **Discussion:** Explore the feasibility of merging with HCCC#135 to form a 25-unit corporation, potentially reducing operating costs and achieving better economies of scale.
- **Action:** Conduct a financial and legal analysis, and address governance alignment taking into consideration the necessary 80% approval from both corporations.
- **Assigned to:** Board of Directors.