

HALIFAX COUNTY CONDOMINIUM CORPORATION NO. 144



Quarterly report to owners

March 1, 2026 to May 31, 2026

Retrospective report prepared October 4, 2026. Event dates use Halifax local time.

At a glance

This quarter centred on the change from Podium Properties to direct corporate administration supported by Everyday Office Consulting. Podium’s management engagement ended on March 31. Accounting records and corporate materials were transferred in stages, while banking access and financial reconciliation continued beyond the handover date. [1]

The main outstanding priorities at May 31 were reliable payment and collection arrangements, completion of corporate-record updates, and follow-through on sprinkler repairs and insurance recommendations.

Financial and administrative position

Matter	Position at May 31
Quarterly accounts	March–May revenue, expenses, budget variances and May 31 fund balances require a reconciled quarterly financial statement. No verified quarter totals are presented here.
Banking	Podium reported the legacy TD accounts closed on March 11. CIBC signing-authority updates progressed, but the new payment platform and cheque arrangements were still being resolved in late May. [1]
Bookkeeping handover	The bookkeeper confirmed receiving a Sage backup in March, the records box by April 28 and the corporate seal by May 26. Receiving records did not complete the reconciliation. [1]
Collections and bills	The bookkeeper reported interruptions to fee collection and bill payment. The May 29 owner update expected banking access the following week. [1]
Special assessment	The April 1 notice described the \$5,850-per-unit assessment and an extended payment deadline of April 30. The notice was a collection step, not confirmation that every payment had been received. [2]

Audit and corporate records

The 2025 draft financial statements were provided on March 31, and approval to finalize followed on April 1. On April 6, the auditor confirmed that the 2021–2025 financial-statement packages had been produced and identified overdue tax and information-return work. Completion of the outstanding filings remained a follow-up item. [3]

The Registrar identified deficiencies in the proposed director and officer update in April. Correcting board and registry records remained in progress at quarter-end. December AGM minutes were also circulated for owner review during March. [4]

QUARTER ENDED May 31, 2026

Building matters and follow-up

Maintenance, safety and insurance

Matter	Progress and remaining work
Insurance renewal	On May 13, renewal terms were accepted for processing for June 30, 2026 to June 30, 2027. The quoted annual premium was \$11,072, compared with \$10,710 previously, with a 5% inflation adjustment to the building limit. This is a renewal comparison, not the quarter's insurance expense. [5]
Loss prevention	The broker requested evidence addressing four essential recommendations. On May 14, Podium reported fire-sealing near electrical panels completed by Fancy Construction. The remaining recommendations still required closure evidence. [5]
Sprinkler deficiencies	Inspection records were obtained and a repair quotation was requested in May. Repairs had not been confirmed complete by May 31. [6]
Routine services	Landscaping and window-cleaning quotations were reviewed. A quotation or service discussion was not treated as an awarded contract or completed work. [1]

Priorities carried forward

Complete banking and bookkeeping reconciliation; confirm overdue invoices and collections; obtain the quarterly accounts; finish registry and filing follow-up; and schedule sprinkler repairs with local access support. Track each safety recommendation until completion evidence is available.

Owner reminders

Keep payment records and report any contribution that has not been credited correctly. Keep owner and tenant insurance information current, and respond to requests for access needed for inspections or repairs.

After the reporting date

On June 4, the bookkeeper confirmed bank access and the accounting-system connection, and incoming autodeposit arrangements progressed. Outgoing electronic-payment approval issues continued to be addressed later in June. [7]

Key records

[1] Podium, CIBC and Everyday Office Consulting handover correspondence, March–May 2026; owner banking update, May 29.

[2] Raymond Spencer, "HCCC No. 144 – Special Assessment Notice", April 1, 2026.

[3] Podium/president correspondence, March 31–April 1; Tracey Wright, Belliveau Veinotte, financial-statement and filing correspondence, April 6–10, 2026.

[4] Condominium Registrar, "Updated Officers and Directors Filing", April 8; reply April 10; Podium AGM-minute circulation, March 4–5.

[5] Donald Grant and Raymond Spencer, insurance renewal correspondence, May 13; Jay London's loss-prevention update, May 14.

[6] Life Safety Systems inspection records correspondence, May 19; Podium repair-quotation request and follow-up, May 20.

[7] Kelly Gaudet and accounting-team banking correspondence, June 4–17, 2026.