

**QUALICUM WOODS PHASE II
ANNUAL GENERAL MEETING HELD ON THURSDAY JUNE 2, 2011
AT 7:00 P.M. AT ST. PAUL'S HIGH SCHOOL**

Head Table:

Chris Fudge	Board of Directors
Letitia Charbonneau	Board of Directors
Mike Lewicki	Board of Directors
Angela Del Guidice	Property Manager, Condominium Management Group
Jennifer Bearzatto	Recording Secretary, Condominium Management Group
Fan Gao	Auditor, Ouseley Hanvey Clipsham Deep LLP

1. CALL TO ORDER

Mr. Fudge called the meeting to order at 7:10 p.m.

2. CONFIRMATION OF QUORUM

Mr. Fudge confirmed that quorum was met by either proxy or in person and the meeting was open to conduct business.

3. CONFIRMATION OF NOTICE

Mr. Fudge confirmed that notice of the Annual General Meeting (AGM) was dispensed with due time for owners to attend.

4. INTRODUCTIONS

Mr. Fudge introduced himself and the rest of the head table introduced themselves.

5. PRESENTATION OF AUDITED FINANCIAL STATEMENTS

Mr. Fudge turned the floor over to Mr. Gao for present the audited financial statements. Mr. Gao reviewed the statements highlighting the following:

- ✓ Balance Sheet
- ✓ Statement of Income and,
- ✓ Notes.

Ms. Del Guidice asked for someone to move a motion to accept the audited financial statements.

Moved: Mr. Page (1286C)

Seconded: Mr. Vaillancourt (2755B)

CARRIED

Ms. Del Guidice thanked and excused Mr. Gao from the meeting.

6. APPOINTMENT OF AUDITOR FOR FINSCAL YEAR 2011

Mr. Fudge asked that someone move a motion to appoint Ouseley Hanvey Clipsham Deep LLP for this fiscal year's audit.

Moved: Ms. Charbonneau (1298C)

Seconded: Mr. Page (1286C)

CARRIED

7. PRESIDENT'S REPORT

Mr. Fudge reported that the Board of Directors accomplished a lot this fiscal year highlighting the following;

- ✓ Reserve Funds Study almost complete; upon completion it will be posted online
- ✓ Thanked Ms. Del Guidice for all her hard work
- ✓ Sewers were done properly and confirmed by Morrison Hershfield
- ✓ Reserve Fund appropriation will gradually increase for future jobs
- ✓ Don't want to raise fees so Board has been shopping around for good quotes for maintenance and repairs etc
- ✓ Corporation is receiving a better return on the Reserve Bank Account
- ✓ Board has invested \$50,000 into a GIC for two years

Ms. Filipkowski (2678D) asked if an arborist was in to inspect the trees. Ms. Del Guidice confirmed there was.

- ✓ Hedgeworks was hired last year for the landscaping and they're agreed for the same contract price so they are confirmed for this year also
- ✓ Interest in the Green Bins have increased from some residents and they are to contact the City themselves to obtain a bin (they are to be kept in the yard)

- ✓ If a parking violator is seen by a unit owner they are to call By-Law at *311 to report
- ✓ The water report will be posted in the website

8. ELECTION – 1 COMMITTEE MEMBER

Ms. Del Guidice noted there was one nominee prior to the AGM; Mike Lewicki. His term has come to an end and he has nominated himself.

Mr. Fudge opened the floor to nominations.

Mr. Cloutier (2743B) nominated Mr. Jean Boulay (2739B). Mr. Watson seconded the nomination.

CARRIED

After the tallying of the votes it was confirmed that Mike Lewicki was re-elected to Board. Mr. Boulay was appointed as a non-voting member.

9. GENERAL DISCUSSION

Ms. Ellwood (1286C) asked when the landscapers are set to start work. Ms. Del Guidice said this week but confirmed there isn't really landscaping, but maintenance required.

Ms. Ellwood (1286C) noticed there are many renters and wondered if they were made aware of the rules and regulations of the corporation. Ms. Del Guidice confirmed that all landlords are responsible to inform their tenants of the rules/regulations.

Mr. Boulay (2739B) confirmed that his sidewalk is still having water pooling problems. It was noted that the Board will approach a contractor for a resolution.

The suggestion of having a separate meeting with owners on that row to discuss the water pooling issues was said.

Ms. Filipkowski (2678D) confirmed she has photos of the water pooling and will forward them to Ms. Del Guidice.

Mr. Watson (2741B) asked if he wants to change his fence does he need Board approval. Ms. Del Guidice confirmed that modifications to the common elements do need Board approval.

Ms. Filipkowski (2678D) noted that the fire hydrants that are meant to service the Baseline units are on the other side of the fence.

Mr. Boulay (2739B) mentioned that the corporation should petition to have the City install signs to deter parking violators. Ms. Del Guidice is to investigate the "No Parking" sign that was removed.

Mr. Page wanted to propose obtaining a no soliciting/no trespassing sign.

Moved: Ms. Charbonneau (1298C)

Seconded: Ms. Ellwood (1286C)

CARRIED

Ms. Del Guidice reported that the hole in the fence of the neighbouring property will not fix it due to the upcoming construction.

Ms. Filipkowski (2678D) asked if the hedges behind the rental units are they're property or not. Ms. Del Guidice will investigate and get back with an answer.

10. ADJOURNMENT

Mr. Fudge asked that someone move a motion to adjourn.

Moved: Mr. Page (1286C)

Seconded: Ms. Charbonneau (1298C)

CARRIED