

CENTRE POINTE

Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

H.C.C.C. #181

15 July 2008

Attendees: Dianna Cann, President
Patrick Sullivan, Vice-President
Larry Collins, Treasurer
Patrick Babin, Member at Large
Dan Galletti, Merit Property and Project Management Ltd

Regrets: Pearl MacAulay, Secretary

Topics Discussed:

APPROVAL OF MINUTES

A **MOTION** to approve the minutes of May 26 and June 5, 2008. These minutes will be posted.

Property Management

For owners to call a Board meeting:

1. 25% of owners to call a meeting and must state specifically that the roof must be the topic
2. To have quorum for meeting 33 1/3%.
3. Majority of those at the meeting who attend.

Letter to Owners

- 55 ballots received
- Letter to owners with revised budget, separate cheque for five months
- Pat Cassidy stated that you cannot include fees for the reserve fund , but you can include condominium fees and revise the assessment and deposit to the General Account- and transfer to Reserve Fund

Action: Dan will set up General Leger for this – Roof Revenue/Specialty. Include Condo fees to December 1st.

Include condominium fees until August 1st. Post dated cheques are due August 1st. September to December – four payments. Legal after one month September 30th.

Action: Dan will get the letter and information drafted for the Board's review and prepared. Letters will be sent out by Thursday.

Monday roofers will set up #3700 and approximately August 21st they will set up at #3600.

Action: *Dan will prepare: Signing Roof Contract later this week. Dan will get start and finish dates and finance details.*

Reply to Letters from Owners re: inquiries from roof

Posting of Reserve Fund information is on the owners section of website. Dan will get information for Patrick by the end of the week.

Gutters will be repaired by the roofing contractors. Gutter spouts were replaced when the siding went on.

Dryer Hoses – Paul has been doing the second round of checks following up to see who has received the metal flex replacements.

Reserve Fund

Discussion followed regarding updating the Reserve Fund. Current items and cash flow need to be updated.

Action: *Dan will get Jacques Whitford to come in to talk to the Board.*

Estimate will be \$2,000

Every 10 years there will be a new study.

Every 5 years there will be an update study.

Townhouse patio doors replacement estimate \$1100 per door - could be up to forty doors. Front doors \$1,200 frames and door x 22 door.

Objective: moving some things ahead and new more realistic costs.

Action: *Dianna will get quotes from other companies.*

Develop process for recovery of arrears on condo fees. Then have Pat Cassidy okay the process legally in arrears after sixty days. Policy 30 days letter of notification. 60 days letter going to legal; 75 days letter going to legal

MOTION: Larry Collins ensuring the policy and process for arrears in condo fees goes to legal after sixty days and before ninety days. Seconded by Pat Babin

MOTION CARRIED UNANIMOUSLY

Unit – Rental – being renovated at the moment painting and cleaning. The advertisement is on Kijji. \$800.00 everything included.

The meeting was adjourned.