

CENTRE POINTE

Halifax County Condominium Corporation No.181

www.hccc181.com

BOARD OF DIRECTOR'S MEETING MINUTES

February 2, 2009

Attendees: Patrick Sullivan, Vice-President
Natasha Lymburner, Treasurer
Julia Grady, Secretary
Jamie Hubbs, Director
Pat Babin, President

I. Call meeting to order

Meeting called to order by Pat Babin, President, at 6:10pm, Monday, February 2, 2009 at 3600 John Parr Drive, Halifax, NS.

II. New Business

i. Late Payments

There are four owners who have yet to pay any of the temporary condo fee increase. These owners have received communication from Pat Cassidy, lawyer for the corporation. There are six owners who still have a portion of the temporary condo fee increase outstanding. Board of Directors has agreed to an extended deadline of the outstanding balance to March 31st, 2009, without penalty. This extension is granted as a goodwill gesture based on the fact that these owners have made the majority of payments towards their share of condo fee increases. Normal collection processes will be followed effective April 1st, 2009 for any outstanding balances.

ii. Summary of Meeting with Natasha, Patrick S. and Colleen of Merit Property Management

- a. Meeting took place on Wednesday, January 28, 2009 at the offices of Merit Property Management. Patrick and Natasha reviewed the Corporation finances.
- b. Some supplier invoices have been billed incorrectly (for example, not naming the corporation properly), in the future, invoices that are billed incorrectly will not be paid until they have been corrected by the supplier.

iii. Roof Update

The roof on the townhouses is complete. Minor deficiencies were noted on inspection by Harvey and Associates on January 23, 2009. These deficiencies are being corrected and the roof is expected to be completed as soon as possible and weather permits. Scaffolding will be removed from the townhouses as soon as the corrections are preformed and reviewed. Also, work that originally scheduled to be competed in the Spring is underway now on 3600 (Main entry roofing).

iv. Meeting with Owners

General meeting with the membership is scheduled for March 31, 2009. The purpose of the meeting is for the owners to meet the new board and

IV. Adjournment

Motion to adjourn by Patrick S. Seconded by Jamie. Motion carried.