

HALTON CONDOMINIUM CORPORATION NO. 58
Minutes of the Board of Directors' Meeting
held on Thursday, January 27, 2022, at 6:00 p.m.
via "Zoom" Video-Conferencing

PRESENT Kay Manchios
Lena Ruehle
Cassandra Sturk
Tanya Blizzard-Carden
Regrets: Glen Cowans

Paul Casuccio, Property Manager, of PMC York Properties Inc.
Margot Casuccio, Recording Secretary, of PMC York Properties Inc.

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

APPROVAL OF MINUTES

The minutes of the meeting held November 25, 2021 had been previously circulated to all board members. The minutes were approved, as presented, on a motion by Kay Manchios, seconded by Tanya Blizzard-Carden, and carried with all in favour.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for the months of November and December, 2021 were discussed. The financial statements were approved as prepared by PMC York Properties Inc., on a motion by Tanya Blizzard-Carden, seconded by Cassandra Sturk, and carried with all in favour.

NEW BUSINESS

2022 TREE CARE PROPOSAL

The board deferred this issue for discussion at the February board meeting. In the meantime, board members will carefully review the proposal/quote from McFarlan Tree Service for the upcoming 2022 work.

UNIT ■■■ – FRONT DOOR INSERT

On a motion by Tanya Blizzard-Carden, seconded by Cassandra Sturk, and carried with all in favour, the board approved the stained-glass insert in Unit ■■■, which was installed at the unit owner's cost. **Kay Irvine-Manchios declared a conflict of interest and did not participate in this board decision.**

Paul Casuccio had noted the front door of Unit ■■■ is warped and in need of replacement. The property manager will obtain a proposal from NB Windows for a board decision thereafter.

RULE VIOLATIONS (UNIT ■■■)

The owners of Unit ■■■ were recently issued a chargeback of \$113.00 for cleaning up garbage and debris, including pet feces, from the front porch and front yard. This unit owner is disputing this charge, and the board was in favour of reversing this charge if the owner cleans up the mess and follows the rules.

**BOARD OF DIRECTORS
TERMS OF OFFICE**

The corporation’s original By-Law #4 dictated that the board of directors terms would be two years in length, and elections will be held to fill two board positions one year, three board positions the second year, and no elections to be held the third year.

The board discussed the benefits of changing these terms so that the elections would be two positions one year, two positions the second year, and one position the third year. Each director’s election term would be for three years.

This change would be effected by way of the Corporation passing a By-Law, which would need to be approved by at least 51% of the unit owners. On a motion by Lena Ruehle, seconded by Kay Irvine-Manchios, and carried with all in favour, the board was in favour of having Robson Carpenter draw up a draft By-Law, hopefully in time to be circulated and voted on at this year’s annual general meeting.

**DISCUSSION RE;
CHANGES TO DECLARATION**

Paul Casuccio advised that Declaration changes would require approval from either 80 or 90% of all registered unit owners, depending on what type of changes are made. The board will take some time to review the current Declaration and the suggested change/updates that were provided by Robson Carpenter in order to make a decision whether or not to proceed with amending the Declaration.

**RESERVE FUND STUDY
UPDATE**

Paul Casuccio will get a price quote from First Condo Group to do an update of the current reserve fund study. A price will also be obtained from other engineering firm(s).

SNOW REMOVAL

There is a huge amount of snow piled up in two of the visitors’ parking lots, which should be re-located for safety reasons and to avoid the possibility of water seepage into the foundation of neighbouring units. Paul Casuccio will have Serv-A-Lawn give a price quote for moving the snow with a bobcat to another location on-site, ie; the playground or on the open lawn area between units 54-55.

NEXT MEETING

The next board of directors’ meeting was scheduled for Monday, February 28, 2022, via Zoom video-conference, at **6:00 p.m.**

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 p.m. on a motion by Kay Irvine-Manchios, seconded by Tanya Blizzard-Carden, and carried.

Accepted by the Board of Directors: _____
Signature