

MACEWAN GARDENS II
CONDOMINIUM CORPORATION NO. 092 4818
Annual General Meeting
December 02, 2015

LOCATION: MacEwan Gardens II Amenities Room
263 MacEwan Road SW
Edmonton, AB T6W 0C4

MINUTES

No.	Item
1.0	Call to Order/Introduction of Head Table
	Motion: To allow Alex Zovighian from KDM Management Inc to chair the meeting Moved: Pat Unit 120 Second: Irene Unit 426 Carried Chairman Alex Zovighian called the meeting to order at 6:41 p.m. and introduced the Head Table: <i>Kate Matchessault - President Board of Directors</i> <i>Alex Zovighian - KDM Management Inc.</i> <i>Laura Giroux - Secretary Board of Directors</i>
2.0	Confirmation of Quorum and Proof of Notice
	Alex confirmed the establishment of quorum required under the by-laws. Alex confirmed the Notice of Meeting was sent on November 18, 2015.
3.0	Approval of the Previous Minutes
	Motion: To approve the minutes of the December 4, 2014 AGM Moved: Pat Unit 120 Second: Frasier Unit 233 Carried
4.0	Reports
	4.1 Presidents Report The President's Report was handed out to those in attendance. See Attachment 1. 4.2 Property Manager Report Alex gave an overview of the corporation and the last year with KDM Management. Overall the corporation is in good standing. There has been good response to special assessment levied in 2015 in response to the 2014 Reserve Fund Study with 139 of 149 units having already paid.

	<p>Insurance covered repairs were completed on units in the west wing affected by the water damage from resulting from the small fire in 2014. This year there were also two small occurrences of water damage in the east wing but no insurance claim was made. The Condominium Certificate of Insurance is included in the meeting package. Residents are reminded to ensure their personal insurance coverage is correct, including contents and betterments to their unit as the corporation is only responsible for the repairing to the base model of a unit.</p> <p>A notice was recently posted alerting residents to the increased problem of large garbage items being left next to the dumpsters. Alex and the Board would like residents to know that while our handyman has been taking items to the eco station every week, this is an added cost to the corporation in eco station fees and our handyman's time. Occasionally we have had to use a large item removal service. Notifying Alex as soon as possible about large items means he can arrange removal. Keeping the area clear can potentially discourage others from also leaving large items. If you can identify someone who leaves items, we can also charge the cost back to that resident.</p> <p>Ongoing maintenance continues to occur. The winter carpet cleaning has recently been completed. The 3rd parkade sweep of year happened in November. Regular parkade sweeps help to keep dust down in the parkade but also out the mechanical rooms and the rest of the building. This year the parkade lines were also repainted.</p> <p>The amenities room continues to be rented regularly. Rental fees go to improvements to the room. If you are interested in renting the room, please contact the Board.</p> <p>4.3 Financial Report Alex reported that the 2014/2015 financial audit is not yet complete. When completed it will be mailed to every owner. As of the year end the reserve fund balance is on track. This is important because there are projected costs for tasks recommended by the reserve fund study to be reviewed in 2016.</p>
5.0	Appointment of Auditor
	<p>Motion: To authorize the Board to engage a qualified financial consultant to conduct a financial audit of the MacEwan Gardens II Condominium Corporation's financial statements for the 2015/2016 fiscal year.</p> <p>Moved: Frasier Unit 233</p> <p>Second: Melissa Unit 134</p> <p>Carried</p>
6.0	Election of Board of Directors
	<p>Alex explained that as per the by-laws the Board of Directors can be no less than three and no more than seven members.</p>

	<p>There are three Board members currently entering the second year of their two year term. Kate Marchessault, Rob Mastel and Laura Giroux.</p> <p>There are four seats available for the Board of Directors. The floor has been opened for nominations asking participants to stand and give their names if they would like to let their name stand for election.</p> <p>Pat Paul and Martin Sparks have allowed their names to stand for the Board of Directors</p> <p>Motion: To cease nominations Moved: Rob Unit 303 Second: Frasier Unit 233 Carried</p> <p>Pat Paul and Martin Sparks were appointed to the Board of Directors by acclamation and will serve a two year term.</p>
7.0	New Business
	<p>Residents are reminded that corporation documents and Board contact information can be found on the website at http://www.macewangardens2.ca. There is also a folder in the mail room for anyone wishing to leave a written message for the Board.</p>
8.0	Adjournment
	<p>Motion: That the meeting be adjourned. Moved: Carol Unit 437 Second: Frasier Unit 233 Alex adjourned the meeting at 7:28 p.m.</p>

Minutes prepared by: Laura Giroux
Secretary, MacEwan Gardens II Condominium Board of Directors
December 2, 2015