

MACEWAN GARDENS II
 CONDOMINIUM CORPORATION NO. 092 4818
Annual General Meeting
December 07, 2016

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

No.	Item
1.0	Call to Order/Introduction of Head Table
	<p>Motion: To allow Alex Zovighian from KDM Management Inc to chair the meeting Moved: Pat Unit 120 Second: Laura 129 Carried</p> <p>Chairman Alex Zovighian called the meeting to order at 7:00 p.m. and introduced the Head Table: <i>Kate Marchessault - President Board of Directors</i> <i>Alex Zovighian - KDM Management Inc.</i> <i>Laura Giroux - Secretary Board of Directors</i></p>
2.0	Confirmation of Quorum and Proof of Notice
	<p>Alex confirmed the establishment of quorum required under the by-laws. 977 Unit factors are represented in person and 2004 Unit Factors represented by proxy</p> <p>Alex confirmed the Notice of Meeting was sent on November 21, 2016.</p>
3.0	Approval of the Previous Minutes
	<p>Motion: To approve the minutes of the December 2, 2015 AGM Moved: Frasier Unit 233 Second: Pat Unit 120 Carried</p>
4.0	Reports
	<p>4.1 Presidents Report The President's Report was provided as part of the meeting package. Kate reviewed the activities the board has undertaken this year and urged those present to consider volunteering for next year's board.</p> <p>4.2 Property Manager Report Alex gave an overview of his role as property manager. He takes direction from the Board, acting as an administrator and advisor and assists owners with common property issues. If residents have questions, concerns or would like to raise new business to the Board they can contact Alex or the Board through our website and email. You can find the contact information on the board in the mail room.</p>

	<p>This year has been slow as there have not been a lot of large jobs. The hallways, amenities room and fitness room were painted with upgraded paint. The courtyard garden boxes are outside of the landscaping contract and are made available annually to anyone who wants to adopt a box. Please contact Alex or the Board if you are interested. The parkade sweeping and carpet steam cleaning occurred twice this year and will occur again as part of regular maintenance after winter. If residents notice any particularly bad spots they can contact Alex. If residents are concerned that damage is from a certain suite they can tell Alex anonymously. The Board does charge back to costs for damages to responsible suite owners where possible.</p> <p>Alex took some time to discuss the importance of insurance. The building insurance covers the replacement value of the common property but does not cover your personal belongings, any upgrades to the suite (chosen at time of purchase or done later) or storage of personal belongings during cleanup. Residents who don't have insurance will bear their own costs for those items. A reminder to owners who may not be aware which features are considered upgrades (like granite and hardwood) they can discuss this with Alex. Alex urged owners to make sure they have and maintain owners or tenant insurance. We did see a dip in our building premiums this year but expect to see some effects from the Fort McMurray fire might be seen in 2017.</p> <p>4.3 Financial Report</p> <p>A copy of the September 2015 audit was included in the meeting package and the September 2016 audit will be mailed to owners after completion. Questions regarding the audit can be directed to Alex. As of the year end the reserve fund balance is in line with reserve fund study. (The reserve fund study plans for capital expenditures in the building. It is available on our website or from Alex.) The 2016/2017 budget was completed with a minimal increase to make sure we are keeping up with our reserve fund. Insurance and utilities may be affected next year. Please be aware that your condo fees include power and water and high consumption is charged to the corporation.</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 2016/2017 fiscal year.</p> <p>Moved: Frasier Unit 233</p> <p>Second: James Unit 408</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 is one Board member currently entering the second year of their two year term. Pat Paul.</p> <p>There are six 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>Kate Marchessault 121, Rob Mastel 303, Laura Giroux 129 and Carole Holmes 437, have allowed their names to stand for the Board of Directors.</p> <p>Motion: To cease nominations Moved: Pat Unit 120 Second: Frasier Unit 233 Carried</p> <p>Kate, Rob, Laura and Carole were appointed to the Board of Directors by acclamation and will serve a two year term.</p>
7.0	New Business
	<p>Some residents were disappointed that the Christmas tree in the lobby didn't go up last year. Anyone who would like to help with decorating can stay after the meeting and partake in cake.</p> <p>When Board offers activities or coordinates charitable donations notices will be posted in the building. If you have a charity would like to support or community event you would like to host, please coordinate with the board so we can help with promotion. By doing so the Board hopes to protect both the resident offering and those that support the initiative.</p> <p>A question was raised about plans to replenish the wood chips in the bed on the west side of the building. The Board had hoped the work would have been completed in the fall, but several delays caused the work to be postponed until the spring. A new vendor will be selected at that time.</p> <p>A notice will be posted in the elevator vestibule in the parkade reminding residents about appropriate garbage disposal. The bin in the vestibule is only emptied twice a week when janitorial staff is on site and is intended to prevent residents from littering and is not for food or suite garbage.</p> <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>Alex adjourned the meeting at 7:43 p.m.</p>

Minutes prepared by: Laura Giroux
Secretary, MacEwan Gardens II Condominium Board of Directors
December 7, 2016