

DARLINGTON ARMS CONDOMINIUM CORPORATION # 9811439 2019
ANNUAL GENERAL MEETING

Held at Darlington Arms Lobby
on the 26 day of February 2019 at 7:00 p.m.

CALL TO ORDER:

Eric Ross, the President of the Board and the Chair for the meeting called the meeting to order at 7:00 p.m.

The current Board was introduced.

Eric Ross
Jonathan Thomas
Nicole Gilles

Martin Durlques
David Kelly
Tony Grimes

The other attendees were introduced: Jennifer Wilcox, Property Manager and Kathy Schmidt, Property Service Coordinator from Keystone Grey Property Management.

A representative from Keystone Grey Property Management acted as recording secretary of the Meeting.

CALLING ROLL & CERTIFYING PROXIES

The recording secretary reported that the required quorum of persons entitled to vote at the Meeting appeared are present:

14 units were represented in person and 2 units were represented by proxy making a total of 16 units representing 4245-unit factors.

The Chair declared a quorum to be present and the Meeting duly constituted.

NOTICE OF MEETING

The Notice of Meeting was delivered by post and email to each unit owner and registered first mortgagees who have notified their interest in the Corporation in compliance with the time specified in the Bylaws.

Moved by unit 505 and seconded by unit 103 to accept the Notice of Meeting.
All in favour.

APPROVAL OF ANNUAL GENERAL MEETING MINUTES

The Minutes of the last Annual General Meeting held November 28, 2017, were distributed with the Notice of Meeting. If there are no errors or omissions, it was asked that the minutes be approved.

Moved by Unit 505 and seconded by Unit 202 to approve the Minutes as presented
All in favour.

OFFICERS REPORT

Eric Ross reported the major projects for the past year

- Change in Management company from Gateway to Keystone
- Elevator repairs at no cost – brakes were replaced under the maintenance agreement
- New reserve fund study will be distributed to all owners

FINANCIAL | AUDITOR'S REPORT

The 2018 Financial Statements were also distributed with the notice of the meeting. Board President, Eric Ross reviewed the Financial Report for the fiscal year ending June 30, 2018.

No Questions

Moved by Unit 703 and seconded by Unit 304 to approve the audited financials as presented

All in favour.

APPOINTMENT OF AUDITOR

The appointment of the auditor and their remuneration for the upcoming fiscal year to be maintained as Murray Hunter, as in previous years.

Moved by Unit 505 and seconded by Unit 703 that the appointment of the Auditor for the year ending 2019 be awarded to Murray Hunter, as in previous years.

All in favor. Motion carried.

ELECTION OF BOARD OF DIRECTORS

Pursuant to the Corporations Bylaws, a Board of Directors is elected at each Annual General Meeting. Accordingly, the current members of the Board have signified their resignation effective immediately

According to the Corporations Bylaws, the board of directors shall consist of no less than three (3) or more than seven (7) owners. The board is responsible for managing the affairs of the corporation as set out in the Bylaws and members are required to meet regularly to conduct the business of the corporation.

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The following questions were asked concerning the election of a new Board:

1. Are there any members of the previous Board of Director who are willing to stand for re-election?

Eric Ross, Martin Durlques, Johnathan Thomas & David Kelly.

2. Are there any volunteers from the floor who are willing to stand for election?

Shantel Ryback, Heidi Guenther, Connor Matzelle & Michael Harkin.

3. Are there any nominations for candidates from the floor?

There were none.

There being no further nominations the nominations ceased.

Moved by Unit 202 and seconded by Unit 406.

All in favour.

In total 8 people volunteered to stand for election to the Board. A vote by Ballot was conducted. Kathy Schmidt & Nicole Gilles were appointed as scrutineers. After the final count it was resolved that the following members be the incoming Board for the 2019-2020 term:

Eric Ross

Martin Durlques

Connor Matzelle

Jonathon Thomas

Shantel Ryback

David Kelly

Heidi Guenther

Kathy Schmidt & Nicole Gilles were appointed as scrutineers.

The Chair welcomed the New Board of Directors:

UNFINISHED BUSINESS

The following items were raised and discussed with the Board and Property Manager:

- Update on empty lot across the street
- Line painting in Parkade on wall instead of ground
- Lobby, hallway and stairwells need fresh paint
- Window cleaning needs to be done
- Possible additional recycling pick-up weekly
- Sliding doors and windows need replacing
- Lobby furniture needs replacing

NEW BUSINESS

The Chair reminded all owners to register for the Darlington Arms Community Website.

ADJOURNMENT

The Chair declared the Meeting adjourned at 7:50 pm.