

**MINUTES OF THE ANNUAL GENERAL MEETING OF WESTMOUNT PARK TOWERS HELD ON APRIL 24, 2023, AT 4700 ST. CATHERINE WEST IN THE INTERIOR LOBBY AT 7PM.**

**1. QUORUM**

Over 77% (77,31%) of co-owners were present either in person or by proxy, constituting a quorum. The meeting is declared officially valid and open.

**2. ELECTION OF THE PRESIDENT AND SECRETARY OF THE MEETING**

Upon motion by Sandor Klein (202), seconded by Margaret Bentham (710), it is unanimously resolved that Lynne D. Kassie (PH-3) be Chair of the meeting and that Francine Marcoux be Secretary of the meeting.

**3. APPROVAL OF THE AGENDA**

Upon motion by Cynthia Telio (701), seconded by Sandor Klein (202), the agenda is approved.

**4. APPROVAL OF MINUTES OF THE ANNUAL GENERAL MEETING OF CO-OWNERS HELD ON APRIL 28, 2022 AND OF THE SPECIAL MEETINGS OF CO-OWNERS HELD ON NOVEMBER 21, 2022 AND ON JANUARY 23, 2023**

Upon motion by Hélène LeBel (709), seconded by Sandor Klein (202), the minutes of the annual general meeting of co-owners held on April 28, 2022 and of the special meetings of co-owners held on November 21, 2022 and on January 23, 2023 are approved.

**5. ANNUAL REPORT FROM THE BOARD OF DIRECTORS**

**The presidents during the year, Cynthia Telio and Margaret Bentham thanked the co-owners for their presence.**

“On behalf of the Board, we want to acknowledge how challenging the drilling noise has been for many of you. We are more than halfway there and sooner than later the demolition will be done.

During the past year, our attention as a Board focused on issues relating to the upkeep and maintenance of WPT (roof, cleaning of our ventilation system in our common areas) and of course the pool/gym project.

We are glad that we are on the other side of this process and going forward, with the pool project well on its way. It was a period where the Board invested much time and energy in planning this major project and we know that there was some confusion which created some stress for you in our WPT community.

It was a difficult pregnancy and the reward at the end of this will be the delivery of a beautiful new pool/gym and meeting room of which we can be proud.

We want to thank Francine, and Jean-Denis and his team for all that they do for our building and for caring for us all.

Big thanks for our Board members for their time, energy and commitment to WPT; Eric Kaplan, Sandor Klein, Rob Bishin, Bernie Stern and Neil Matheson.

And a big thank you to Lynne Kassie who has so graciously accepted to Chair our formal meetings.

We want to formally welcome the new members of our community, Joyce Douek and Brian Glazer 210, and Gloria and Wally Sacks 511. We lost the following members; Mr. Rochester, Mrs. Henderson, Mr. Esber, Mme De Jocas, Mr. Schinder and Mr. Escaravage: we offer our condolences to their loved ones.

On the Web page, all our information has been updated. We remind all that all documents, minutes, etc., are available on the WPT web page. The doormen have a new tablet giving access all information that they may need.

We have water bottles tonight but hope that moving forward, there will be wine and cheese at a holiday party which we haven't had in years."

**Eric Kaplan spoke about the pool project.** The demolition is under way, the noise should stop within a week. No major issues in the structure have been found. We are replacing the insulation in the walls of the pool area as there was humidity and mold, understandable after 30 years.

## **6. RATIFICATION OF BY-LAWS ADOPTED BY THE BOARD OF DIRECTORS**

Sandor Klein presented the following by-laws, annexed to the notice of meeting, adopted unanimously by the board since the last regular Annual General Meeting and which require ratification at this meeting to remain in force.

Upon motion by Sandor Klein (202), seconded by H  l  ne LeBel (709), the following by-laws are ratified by majority vote.

- a. May 5, 2022 amendment regarding secret ballot at electronic meeting of directors
- b. May 5, 2022, June 21, 2022 and March 16, 2023 amendments regarding Covid-19

## **7. FINANCIAL STATEMENTS FOR YEAR ENDING DECEMBER 31, 2022**

Robert Bishin, treasurer, reviewed the financial statements for the year ending December 31, 2022 prepared by the firm D  sormeaux Patenaude Inc.

The year 2022 went as expected except for the cleaning of the ducts. It was a bigger job than expected; many new traps were installed which will ease subsequent cleanings. The total cost of this project was much more than budgeted bringing us to a deficit of \$51,214 at the end of December, 2022. This deficit needs to be replenished in the budget of 2023.

Upon motion by Sandor Klein (202), seconded by Margaret Bentham (710), the financial statements are approved.

## **8. APPROVAL OF THE OPERATING 2023 BUDGET**

Robert Bishin, treasurer, reviewed the proposed 2023 budget:

- The proposed budget is basically to cover the regular expenses which we foresee. The bigger increases are in the insurance expenses and in the staff expenses.
- Based on the projected budget, the board has recommended an approximate 6 % increase in condo fees for the year.
- The deficit at the end of December 2022 will be replenished by transferring \$60,000 from the building fund project. The balance of that fund after this transfer will be transferred to the reserve fund.
- The reserve funds at the end of 2023 will be approximately \$312,000 after adding in regular contribution of \$104,000 and the special assessment of \$1 377,600, and after deducting the pool project expenses of \$1 977,600 and \$14,941 for the inspection of the façade and the garages.

Upon motion by Sandor Klein (202), seconded by Margaret Bentham (710).  
The budget is approved.

## **9. ELECTION OF THE BOARD OF DIRECTORS FOR 2022-2023**

The existing Board members, Margaret Bentham, Robert Bishin, Eric Kaplan, Sandor Klein, Bernard Stern and Cynthia Telio indicated their willingness to continue to serve for 2023-2024. Neil Matheson is unfortunately leaving; we are thanking him for his services and dedication during last year. We received one other candidacy: Janis Lee Levine (507).

The following Board members are elected.

Margaret Bentham  
Robert Bishin  
Eric Kaplan  
Sandor Klein  
Janis Lee Levine  
Bernard Stern  
Cynthia Telio

**10. APPOINTMENT OF AUDITORS**

Upon motion by Sandor Klein (202), seconded by Margaret Bentham (710), Désormeaux Patenaude Inc., the current auditors, are reappointed for the year 2023.

**11. NEW AND OLD BUSINESS**

BBQ on the balconies or on the 3<sup>rd</sup> floor terrace: the Board will review this request.

Electrical car chargers: Robert Bishin indicated that we only have slow charge in our garage; to get a faster charge, occupants must use the public charging stations on the streets or beside the Arena; the Board continues to study the options available.

**12. ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

*Draft minutes subject to approval at the next Annual General Meeting*