

Cambridge G Condominium Association Annual Meeting

Clubhouse Card Room B

January 31, 2025

Board Members present : Stephane Dumas (President), Dagmar Galdi (Vice-President), Daniel Lupien (Treasurer), Louise Lalonde (Secretary), Jacques Dominique (Member) Seacrest Services Manager Present: Brian Hyman

The mailing was prepared by Seacrest Services, Inc.

Present: Condo owners present signed the presence sheet. Zoom only one person.

Brian Hyman, Property Manager for Seacrest Services, after counting proxies and presences we have 31 present and 16 proxy. We have quorum. We needed 41.

4 proxies were voided because the owners were present in the meeting.

Affidavit for Proof of Mailing Notice has been filed and given to secretary.

1. Call of the roll and certifying of proxies

Meeting starts at 1h26 pm after the quorum as been established.

One member refused to sign the presence sheet: Unit 1159

2. Proof of Second Notice of meeting January 16, 2025 and read /waive 2024 annual minutes
Last year's minutes Approval
Stephane Dumas proposed and Dagmar Galdi seconded.
Unanimous

3. Stephane Dumas welcomes and thanks the owners for their presence. Before the officers reports he would like to introduce Mr. Cumming from COOCVE who is here to make sure that the meeting will go smoothly without any disturbance.

Report of Officers

Daniel Lupien, treasurer (verbal)

November financials our latest numbers were given and explained

Stephane Dumas, President's report was given verbally and in writing: attached to the minutes.

- Few questions were asked after the reading. Inspection of the elevators certificate expired but the inspector is there today as we speak so we should get a new certificate soon.

- Parking bumpers should be done in April. A new chart was sent to all residents.
- Caulking could be done before the painting is done.

Nancy Gross offered to help the Board to look for a possibility of getting a deal if many owners are interested in having done at the same time.

- Outdoor equipment. Marilyn Rizzo brings up the point that she'd like that all outdoor equipment not being stored in lockers starting in April. S Dumas explains that all outdoor equipment must be secured and stored during summer months because of weather hazards, The Board left the propane BBQ outside last summer. It was used but not cleaned before storing it. It took hours in the Fall to clean it up. On top of that, a propane tank was stolen.

The Board has no objection to leave outdoor equipment outside so that residents can use it. But the Board will need that a owner takes charge of this and, with other volunteers, will secured same when required.

Reminder

Please see Louise Lalonde, Secretary, to make any correction to your personal data sheet before leaving the room, you must also inform the Board several months prior of the date of your intent to have renters. cambridgegassociation@googlegroups.com

4. Election

5 members for Election 8 candidates

Brian Hyman opened all the ballot envelopes

Top 5

Are elected. In alphabetical order

Jacques Dominique

Stephane Dumas

Dagmar Galdi

Louise Lalonde

Daniel Lupien

5. No Unfinished Business

6. COOCVE Elections

Stephane Dumas, Dagmar Galdi and Art Martin are interested to stay for 2025

7. Annual Meeting adjourned at 2:22 pm

Proposed by Louise Lalonde and seconded by Donna Capobianco

Question period: opened

- . * Some owners would like to change number of board directors from 5 to 7. This question was already answered at the annual meeting.
- . * Iguanas population and ducks what can be done to reduce numbers. The iguana population is somewhat controlled with the Iguana expert the Board hired. In reference to ducks, if residents don't feed them, we'll have less ducks around the building.
- This year initiative by the Board to set up Christmas Lights and Hanukkah board was welcomed by all members who wish it redone next Holiday Season. Then, we'll install the light over the 1st floor ramps

The complete list Officers & Directors was provided to Brian Hyman following Organisation meeting held immediately after the annual meeting.

Stephane Dumas, President

Dagmar Galdi, Vice-President

Daniel Lupien, Treasurer

Louise Lalonde, Secretary

Jacques Dominique, Director