

Cambridge G Condominium Association Annual Meeting

Clubhouse GP

January 18th, 2024 10H00 A.M.

Board Members present : Stephane Dumas (President), Dagmar Galdi (Vice-President), Daniel Lupien (Treasurer), Louise Lalonde (Secretary), yes sister Jacques Dominique (Member) Seacrest Services Manager Present: Valerie Mc Colgin

The mailing was prepared by Seacrest Services, Inc.

Present: Linda Stabile, Nicola Renzo, Veronica Sommer, Judith Barr, Francine Harvey, Michel Turcotte, Boruch Raksin, Margaret McGrath, Domnita Bran, Ingrid Berthiaume zoom, Donna Capobianco, Nancy Gross, Ivone Santiago, Marie Dupuis, Celine Desnoyers, Fernando Escobar, Denis Ouellet zoom, Arthur Martin, Nicole Boivin, Sabah Mostefai, Roger Davis zoom, Judy Garber, Serge Lefebvre, Jean-Yves Gosselin, Michal Anassori zoom.

Valerie Mc Colgin, Property Manager for Seacrest Services, after counting proxies and presences we have 27. We do not have quorum. We needed 54.

Affidavit for Proof of Mailing Notice has been filed.

Meeting starts at 10h05 AM

There is a motion to waive the reading of last year annual meeting minutes, last year's minutes

Approval

Louise Lalonde proposed Seconded by Donna Capobianco

Unanimous

1. Proof of Notice of meeting December 20, 2023

2. Reports of Officers

Daniel Lupien, treasurer (verbal and written report)

November financials our latest numbers were given and explained main reasons for our increase were insurance costs. Our insurance deductible went from 2,500 to 10,000\$ Taken from our operating account.

Increase because of Laundry contract higher than originally budgeted. The new 2023 elected Board. The newly elected Board of Directors for 2023 has become aware of a notarized lease agreement with Commercial Laundries West Florida, executed in December 2022. This contract contradicts a resolution made by the Board of Directors in September 2022, wherein it was specified that the lease agreement was allocated to the company CSC.

We also added money in our budget for roof replacement that might be in 15 years instead of 20-25 years.

Stephane Dumas, President's report was given verbally and in writing

Question from Donna Capobianco on Laundry contract, Stephane gave update.

Elevator problems in 2023 due to our circuit boards getting hit by lightning during last summer major storm. Around 30 buildings were hit so repairs took long time.

Stephane wants to thank Dagmar Galdi for the wonderful job she did during the summer being the only full-time member from the board. Also he wants to thank Valerie McColgin for her help on all matters.

Pressure cleaning was done in December.

Painting bumpers in parking lot and reassigning some of the GUESTS parking slots in both extremities.

We are asking all residents to clear the space outside of their lockers, if you have bikes that you want to leave in the locker room you must get permission from the board, please provide pictures.

Roof: Our building roof was inspected in 2023 and in June 2023, CL Burks stated that it falls in to "A-", category which corresponds to a 2036 replacement date. In January 2024, we signed a contract with CL Burks to carry on with the 2024 roof inspection.

Communication: the actual Board is doing its best to reach out to all members. We are sending emails, updating our webpage and have installed a "Suggestion Box" in front of the elevator on the 1st floor.

Flea market: we had a 1st Edition last December. We'll redo same later and try to have Cambridge E and F to join us.

Iguanas: last Spring 2023, we signed a contract with South East Iguana removal and since then we don't see as many iguanas as before. Another reminder following the new rules concerning condo sitter when you are absent for more than 1 month you must provide the name and contacts of your sitter.

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

3. Naming of Board Members

No election so the Board of Directors of Cambridge G remains the same

Stephane Dumas, Dagmar Galdi, Daniel Lupien, Louise Lalonde, Jacques Dominique.

Board's roles and responsibilities remain the same for 2024.

4. New Business

Material Alteration Vote (sidewalk)

Because we do not have quorum the board will have to contact before February all the residents to get proxies from them so that we can have a vote on this matter. We need votes of 66% of our 80 residents.

5. COOCVE Election

We are allowed 4 directors and 4 alternates

The following people were elected

Donna Capobianco

Stephane Dumas

Arthur Martin

Boruch Rasking

6. Varia

The president informed us that there will be a structural inspection of the exterior of all our buildings. A SIRS (Structural Integrity Reserve Study) is mandatory and has to be done before December 31, 2024, We signed a service contract with Property Consulting Group in the amount of \$4800.00 A report will be sent as soon as we get it.

7. Annual Meeting adjourned at 11:49 a.m.

Proposed by Louise Lalonde and seconded by Donna Capobianco

The complete list Officers & Directors was provided to the Seacrest office January 18th 2024

Stephane Dumas, President

Dagmar Galdi, Vice-President

Daniel Lupien, Treasurer

Louise Lalonde, Secretary

Jacques Dominique, Member